

# \$2,650,000 - 821 The Trails Parkway, Horseshoe Bay

MLS® #1604495

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## \$2,650,000

4 Bedroom, 5.00 Bathroom, 4,865 sqft  
Residential on 0.74 Acres

Trails of Lake LBJ PH 1, Horseshoe Bay, TX

Heyl Homes is proud to introduce 821 The Trails Parkway. Nestled on a 3/4 acre gated estate-lot backing to Indian Creek our stunning single story home features Timeless Architecture mixed with contemporary design elements, modern details, and first class craftsmanship. As you enter through the large foyer you are immersed in an open floorplan with walls of glass and luxurious finishes overlooking the pool, heated spa, and over 1,000 sqft of outdoor patios. Take a stroll or golf ride 3-blocks to the Dick Clark designed Clubhouse featuring a catering kitchen, bar facilities, indoor & outdoor dining, pool, waterfront park, and outdoor firepit. Here you will find your boat waiting in a private neighborhood maintained slip on a protected cove of Lake LBJ. A short boat ride will take you to The Horseshoe Bay Resort. This home home is currently under construction and will have everything our homeowners have come to expect in a luxurious Heyl Home!



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	1604495
List Price	\$2,650,000
Sale Price	\$2,650,000
Sale Date	February 21st, 2023
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,865
Acres	0.74
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	821 The Trails Parkway
Subdivision	Trails of Lake LBJ PH 1
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

### **Amenities**

Utilities	Electricity Connected
Features	Barbecue, Clubhouse, Common Grounds/Area, Dog Park, Equestrian Community, Gated, Lake, Park, Planned Social Activities, Pool, Trails/Paths
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
View	Canyon, Hills
Waterfront	Lake Privileges
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Dishwasher, Disposal, Double Oven, ENERGY STAR Qualified Appliances, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Stainless Steel Appliance(s)
Heating	Propane
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Great Room

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Gas Grill, Private Yard, Rain Gutters
Lot Description	Many Trees, Private, Sprinklers Automatic, Sprinklers In Ground
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Concrete, Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano