

# \$3,600,000 - 3802 Pack Saddle Drive, Horseshoe Bay

MLS® #1641239

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## \$3,600,000

4 Bedroom, 5.00 Bathroom, 4,306 sqft  
Residential on 0.85 Acres

Blue Lake Estates, Horseshoe Bay, TX

Location. Location, Location on Lake LBJ. Located in the highly sought after Blue Lake Estates, this exquisite lakefront home combines a first-class design with beautiful craftsmanship and finished with an unsurpassed attention to detail. The main house has three bedrooms downstairs each with an ensuite bath. A fabulous, split floor plan offers an expansive lakeside owner's suite with a sitting area to enjoy water views. A bonus room upstairs in the main house has a half bath and could be used a bedroom, exercise room, or would be perfectas a media room. The main living, kitchen, and dining blends living space with lake views. A detached casita offers an additional 420square feet of living with a kitchenette, a large bedroom with lake views, and a full bath. The third garage bay was designed for a smal RV. It has a twelve foot garage door, sewer dump station, and a 30 amp outlet. There are almost too many features to list but include a studio with a glass garage door, a fenced yard with a sprinkler system and garden area, a 25 foot covered boat dock with a touchless boat cover, an abundance of storage throughout, over 90 feet of lake frontage per the county, an oversized utility room with built in cabinetry and a large sink, and propane on site. The composition roof was replaced in December, 2023, exterior of main house and guest house painted in Summer, 2023 and garage floor was painted in February, 2024.. Boat is available one separate bill of sale.



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	1641239
List Price	\$3,600,000
Sale Price	\$3,300,000
Sale Date	July 5th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,306
Acres	0.85
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	3802 Pack Saddle Drive
Subdivision	Blue Lake Estates
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

## Amenities

Utilities	Electricity Connected, Sewer Connected
Features	Clubhouse, Golf, Park
Parking	Garage Faces Front
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
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Appliances	Bar Fridge, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
Stories	One and One Half

### **Exterior**

Exterior Features	Boat Lift, Dock, Garden, RV Hookup
Lot Description	Cleared, Gentle Sloping, Landscaped, Sprinklers In Ground
Windows	Insulated Windows
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano