

# \$2,500,000 - 3507 Douglas Dr, Horseshoe Bay

MLS® #1700766

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## \$2,500,000

4 Bedroom, 4.00 Bathroom, 3,061 sqft  
Residential on 0.33 Acres

HORSESHOE BAY WEST, Horseshoe Bay, TX

Enjoy tranquil waterfront living from this lovely, single story Lake LBJ home that is nestled in a protected cove just seconds from open water. This 4 bedroom, 3.5 bath home features a great room that's open to the dining, kitchen, and breakfast areas that boasts soaring ceilings and gas fireplace as well as a split-bedroom plan offering privacy and comfort to all. Upon entry, your eyes will be drawn to the wall-to-wall windows in the great room that frame views to the covered patio and beyond to the waterfront, integrating the indoors and out seamlessly. The beautifully updated kitchen features a Subzero refrigerator and wine storage unit, Wolf gas cooktop and double ovens, walk-in pantry, breakfast bar, prep sink on the center island and a cozy breakfast area. Pendant lighting, quartz countertops and a brilliant tile backsplash make this heart of the home shine! The sizable master suite has a sitting area and outdoor patio access, a spa-like bath with double vanities, jetted tub and walk-in shower plus an enormous walk-in closet, accessible to the adjacent laundry room. Two dedicated guest rooms each feature walk-in closets and en-suite baths while the current home office could convert to a bedroom with closet and full bath just steps away. Outside the covered patio finds ample space for family & friends to gather before watching the game under the pergola that shades the lakeside bar & grilling station. 2 PWC lifts and a covered boat slip with lift make trips out on the lake stress-free.



Don't miss it!

Built in 2001

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1700766
List Price	\$2,500,000
Sale Price	\$2,320,000
Sale Date	October 31st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,061
Acres	0.33
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional
Status	Sold

### Community Information

Address	3507 Douglas Dr
Subdivision	HORSESHOE BAY WEST
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

### Amenities

Amenities	None
Parking	Attached
Is Waterfront	Yes
Pool	None

### Interior

Interior 1st Floor Lvl/No Steps, One Living Area, Breakfast Bar, Eat-In Kitchen, High Ceilings, Island Kitchen, Laundry Main Level, Laundry Room, Open

	Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, City Garbage service, Cook Top, Ceiling Fans, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Grill, Gas Cooking, Ice Maker Connection, Microwave Oven, Smoke Alarm, Security System (Owned), Wet Bar, Washer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Gas Logs Included, Living Room, One
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stone/Rock, Wood
Exterior Features	Bar-B-Que Pit/Grill, Boat House, Covered Patio, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Sprinkler System, Mature Trees, Wrought Iron Fence
Lot Description	1/4 - 1/2 Acre, Lakefront, Level, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano