

# \$1,750,000 - 104 Megan Lane, Horseshoe Bay

MLS® #7096649

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## \$1,750,000

3 Bedroom, 4.00 Bathroom, 2,979 sqft  
Residential on 0.21 Acres

Trails of Horseshoe Bay, Horseshoe Bay, TX

Nestled within the coveted gated community of Trails of Horseshoe Bay, this exquisite custom home offers luxury and sophistication. Situated at the end of a secluded cul-de-sac and surrounded by acres of greenbelt this stunning residence features a thoughtfully designed split floor plan with an open concept boasting hardwood floors and 10'™-13'™ ceilings. It has a 5' wide steel and glass pivot front door, 60" linear LP gas fireplace w/ stone accent wall in the great room. The kitchen is equipped with top of the line Jenn Air appliances including a dual zone wine caddy found in the large butler's pantry, quartz countertops and backsplashes, & custom solid wood cabinetry. Enjoy a spacious back porch with Coyote BBQ grill, pool, spa, and fireplace. Primary bedroom includes private balcony, bathroom w/ separate vanity sinks, large shower and free-standing tub. There is a spacious 3 car garage with epoxy floor and electric car charging station. It has a standing seam metal roof, spray foamed insulation, energy efficient Anderson windows/doors, water filter and softener loop and two dual zoned high efficiency heat pump HVACs. The neighborhood is nestled among 300 acres of wildlife preserve with home sites on Lake LBJ surrounded by dedicated greenbelt. Amenities include over 500ft of waterfront common area park, miles of secluded hiking paths, separate horse-riding trails, equestrian center, new playground, a first-class clubhouse and pool next to a private marina with covered boat



slips. Check out the video tour link!

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	7096649
List Price	\$1,750,000
Sale Price	\$1,750,000
Sale Date	April 9th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,979
Acres	0.21
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	104 Megan Lane
Subdivision	Trails of Horseshoe Bay
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Other, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Clubhouse, Gated, Stable(s), Internet Access, Lake, Playground, Pool, See Remarks, Trash Pickup Door to Door, Trails/Paths
Parking	Attached, Driveway, Electric Vehicle Charging Station(s), Garage, Garage Faces Side, See Remarks
# of Garages	3

Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	Lake Privileges, See Remarks
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Range Hood, Water Softener, Tankless Water Heater, Water Purifier, Wine Refrigerator
Heating	Central, Fireplace(s), Propane, See Remarks
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Starter, Living Room, Outside, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Gas Grill, Outdoor Grill, Rain Gutters
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Landscaped, Native Plants, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Views
Windows	ENERGY STAR Qualified Windows, See Remarks
Roof	Metal
Construction	HardiPlank Type, Stone, Stucco
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano