

\$2,795,000 - 817 The Trails Parkway, Horseshoe Bay

MLS® #7570274

\$2,795,000

4 Bedroom, 5.00 Bathroom, 4,688 sqft
Residential on 0.89 Acres

Trails of Lake LBJ PH 1, Horseshoe Bay, TX

Heyl Homes is proud to introduce 817 The Trails Parkway! Nestled on a 3/4 acre gated estate-lot backing to Indian Creek this stunning single story home features modern 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 cart 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 the private community-maintained slip on a protected cove of Lake LBJ. A short boat ride will take you to The Horseshoe Bay Resort featuring a spa, full service pools, a lakefront beach club, numerous golf courses, a wide variety of fine dining, fitness facilities, shopping, and a kids club. 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® #	7570274
List Price	\$2,795,000
Sale Price	\$2,795,000

Sale Date	June 23rd, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,688
Acres	0.89
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	817 The Trails Parkway
Subdivision	Trails of Lake LBJ PH 1
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

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

Interior

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

# of Fireplaces	2
Fireplaces	Den, Great Room
# of Stories	1
Stories	One

Exterior

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

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano