

\$2,375,000 - 1009 Mountain Leather, Horseshoe Bay

MLS® #7693475

\$2,375,000

3 Bedroom, 4.00 Bathroom, 3,377 sqft
Residential on 0.74 Acres

Horseshoe Bay West, Horseshoe Bay, TX

This exquisite single-story 3,377 sqft home was designed by arguably one of the best home designers in Austin, Steve Todd of Austin Design Group. Throw in the winner of multiple National Builder of the Year awards Zbranek and Holt Custom Homes and you have an amazing team that brought this masterpiece to life. The 3-bedroom, 3.5-bathroom home is nestled between #2 and #8 holes of the award-winning Robert Trent Jones Apple Rock Golf course. With almost $\frac{3}{4}$ of an acre of land, this is a one of a kind find in the coveted Horseshoe Bay West area. As you walk through the entry way you will find yourself overlooking the vast open floor plan that is ideal for entertaining. Que the music with Control 4 to set the mood with speakers in almost every room in the house including the back patios. Once your round of golf is finished simply drive into your property via your own personal cart path fitted with an automatic gate for security and ease of access. If rest and relaxation is something you are into, take a seat in the custom hot tub by Artisan Pools with hydro therapeutic back rests. Or cool off in the pool and let the sound of the waterfalls sweep you away. Fire up the Outdoor Kitchen equipped with a Coyote Gas Grill and refrigerator. If you are craving a cocktail or glass of wine, swing on by the wet bar fitted with a Scotsman Ice Maker and refrigerator for your preferred spirit or vintage bottle. When it is time to turn out the lights, send your guests to their own personal casita



with private entrance. They will find the room fitted with a mini kitchen with a microwave, refrigerator, and sink, as well as a full. The home has an extensive list of features and quality of life improvements such as central vac and Toto Washlet toilet/bidet in the master bathroom, gigantic 3 car garage, massive 6 burner dual fuel Wolf Gas Range with double oven and griddle, 5 refrigerators in total, security system, water softener, and much more. Come check out and make this home yours today.

Built in 2019

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 7693475 |
| List Price | \$2,375,000 |
| Sale Price | \$2,250,000 |
| Sale Date | August 30th, 2022 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,377 |
| Acres | 0.74 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-----------------------|
| Address | 1009 Mountain Leather |
| Subdivision | Horseshoe Bay West |
| City | Horseshoe Bay |
| County | Llano |
| State | TX |
| Zip Code | 78657 |

Amenities

| | |
|--------------|--|
| Utilities | Cable Available, Electricity Connected, Propane, Water Connected |
| Features | Golf |
| Parking | Driveway, Garage, Garage Faces Side |
| # of Garages | 3 |
| Garages | Garage Door Opener |
| View | Golf Course |
| Waterfront | None |
| Has Pool | Yes |

Interior

| | |
|-----------------|---|
| Interior | Wood |
| Appliances | Bar Fridge, Gas Range, Ice Maker, Microwave, Tankless Water Heater, Wine Refrigerator |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Gas Grill, Lighting, Rain Gutters |
| Lot Description | Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, On Golf Course, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size |
| Windows | Blinds, Insulated Windows |
| Roof | Tile |
| Construction | Frame, Spray Foam Insulation |
| Foundation | Slab |

School Information

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|------------|-----------|
| District | Llano ISD |
| Elementary | Llano |
| Middle | Llano |
| High | Llano |