

\$4,500,000 - 119 Boot Hill, Horseshoe Bay

MLS® #9448589

\$4,500,000

4 Bedroom, 5.00 Bathroom, 4,205 sqft
Residential on 0.51 Acres

Horseshoe Bay Proper, Horseshoe Bay, TX

Spectacular is one word to describe this property. Upon entering the double glass doors of this home, you are greeted with a spacious living room that is open to the sweeping kitchen, followed by unobstructed lake views. In fact, every room has a lake view. Situated on \hat{A} ½ acre, with mature trees and a grassy lawn. Plenty of room for friends to boat up and tie off on the expansive lower deck. Electric lift for your boat and jet ski with an overhead deck. Upper balcony offers 270 degrees of lake views. Located in a quiet cove. State of the art kitchen, seats six comfortably at the island, with a Wolf double oven freestanding gas range and Sub Zero Refrigerator. Bar area opens up to the back patio complete with ice machine and wine refrigerator. Open concept living room with fireplace. Easy access to back patios from kitchen, living, primary & guest suite. Each bedroom has it's own ensuite bathroom. Primary and one bedroom are located on the first floor. Two more bedrooms, with baths located on the second, as well as, a secondary living space. Primary has an office niche with pool and lake views. Electric window treatments throughout the home offers shade and privacy. Inviting lakeside pool with hot tub. This home is unique, built in 2020.



Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	9448589
List Price	\$4,500,000
Sale Price	\$4,330,000
Sale Date	June 26th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,205
Acres	0.51
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	119 Boot Hill
Subdivision	Horseshoe Bay Proper
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Utilities	Cable Available, Electricity Available, Water Connected, Propane
Features	Lake, Clubhouse, Fishing, Golf, Internet Access, Pool, Sport Court(s), Trails/Paths
Parking	Driveway, Garage, Additional Parking, Boat, Circular Driveway, Concrete, Deck
# of Garages	2
View	Hills, Panoramic, Lake, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Bar

	Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Freezer, Ice Maker, Vented Exhaust Fan
Heating	Central, Fireplace(s), Forced Air, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, Barbecue, Boat Lift, Boat Slip, Gas Grill, Lighting, Outdoor Grill, Rain Gutters
Lot Description	Close to Clubhouse, Many Trees, Trees Large Size, Views, Landscaped, Sprinklers Automatic
Windows	Window Treatments, ENERGY STAR Qualified Windows, Tinted Windows, Window Coverings
Roof	Metal
Construction	Stucco, Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano