\$2,250,000 - 1209 Broken Arrow, Horseshoe Bay

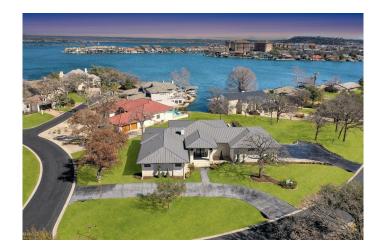
MLS® #9802631

\$2,250,000

3 Bedroom, 4.00 Bathroom, 3,750 sqft Residential on 0.78 Acres

Horseshoe Bay Proper, Horseshoe Bay, TX

INCREDIBLE VALUE, close to Horseshoe Bay's core amenities, the CUSTOM-BUILT **NEW CONSTRUCTION WATERFRONT** HOME exudes modern elegance. WITHOUT a **BOAT HOUSE and ENSURING YOUR** UNOBSTRUCTED WATER VIEWS, there's room to add a day dock. On a double-sized lot, enjoy Lake LBJ and infinity-edged pool views from the main living area, owner suite, and office. Masterful design embodies the open-concept living and dining rooms where glass sliders open the space to gracious outdoor living. A floor-to-ceiling natural stone fireplace casts its warm glow, and a top-of-the-line chef's kitchen is clad with high-end finishes, including custom cabinets, tile splash, elegant quartz counters, and premium stainless appliances. Steps away, the oversized owner suite presents towering ceilings and a large sitting area, where expansive windows overlook the pool and lake. Tastefully opulent, the en-suite owner bath features a soaking tub, separate glass shower, elegant lighting, and private WC. The generous owner closet affords extra storage with two built-in center dressers and a back door to the utility room which includes a cedar-lined closet. Two guest bedrooms accommodate king-sized beds, each with on-suite baths and large walk-in closets. Beside the circle drive, a side entry 3-car garage affords generous storage. A covered porch makes lakeside living delightful. Entertain from your outdoor gourmet kitchen,



sunbathe, cool off poolside, or gather on the patio to share stories after a fun-filled day on the lakes or links.

Built in 2019

Essential Information

ListingFeed abor_vow
MLS® # 9802631
List Price \$2,250,000
Sale Price \$2,232,000

Sale Date April 17th, 2023

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 3,750 Acres 0.78 Year Built 2019

Type Residential

Sub-Type Single Family Residence

Status Closed

Community Information

Address 1209 Broken Arrow

Subdivision Horseshoe Bay Proper

City Horseshoe Bay

County Llano
State TX
Zip Code 78657

Amenities

Utilities Cable Available, Electricity Connected, Propane, Other, Sewer

Connected, Water Connected, Underground Utilities

Features Clubhouse, Lake, Airport/Runway, Golf

Parking Additional Parking, Attached, Garage Faces Side, Circular Driveway,

Golf Cart Garage

of Garages 3

View Hills, Lake, Pool

Is Waterfront Yes

Waterfront Lake Front

Has Pool Yes

Interior

Interior Carpet, Tile, Wood, Stone

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Water Heater,

Disposal, Microwave, Propane Cooktop, Stainless Steel Appliance(s),

Wine Refrigerator, Warming Drawer

Heating Central, Electric, Fireplace(s), Propane Stove

Cooling Central Air, Ceiling Fan(s), Electric

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Gas Starter

of Stories 1

Stories One

Exterior

Exterior Features Gas Grill

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Sprinklers Automatic,

Views, Close to Clubhouse, Near Golf Course

Windows Blinds, Drapes, Insulated Windows, Plantation Shutters

Roof Metal

Construction Stone, Stucco

Foundation Slab

School Information

District Llano ISD

Elementary Llano
Middle Llano
High Llano