

\$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