

\$3,964,000 - 404 Matern Crt, Horseshoe Bay

MLS® #1848144

\$3,964,000

5 Bedroom, 6.00 Bathroom, 4,558 sqft

Residential on 0.33 Acres

N/A, Horseshoe Bay, TX

Matern Island isn't just a place - it's a lifestyle. This 0.33-acre estate boasts 100 feet of prime Lake LBJ shoreline in one of Horseshoe Bay's most coveted communities. Start mornings with coffee on the Trex deck and spend afternoons on the water with your private boat slip, electric lift, and 2 jet ski lifts. Prefer dry land? Relax by the in-ground pool, spa, and splash pad, or gather around the stone patio's gas fireplace for golden-hour views. Built-in speakers keep the vibes flowing, indoors and out. Inside, lakeside luxury takes center stage. The living room's floor-to-ceiling windows frame panoramic water views, while the stone wood-burning fireplace and built-in audio system set the mood. The kitchen is a chef's dream with a Z-Line 6-burner gas stovetop, granite island, and wine bar perfect for entertaining. The main-level owner's suite is a private sanctuary with unobstructed lake views, private patio access, and a spa-inspired bath featuring an oversized soaking tub, walk-in shower, and a custom closet perfect for any wardrobe. Upstairs, guests enjoy lake-view suites and a family room with direct balcony access overlooking the lake - the perfect spot to unwind after a day on the water. With gated community privacy, meticulous landscaping, and smart home features - plus Horseshoe Bay Resort just minutes away - this home delivers the ultimate lake life. Why dream it? Live it. Let's get you on the water!



Built in 2001

Essential Information

MLS® #	1848144
Price	\$3,964,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,558
Acres	0.33
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Price Change

Community Information

Address	404 Matern Crt
Area	3100
Subdivision	N/A
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Amenities	Controlled Access
Parking	Two Car Garage, Attached, Oversized
Is Waterfront	Yes
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Pools Sweep

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Upper Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In

	Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Wet Bar, Vent Fan, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Double Ovens, Custom Cabinets, Central Vacuum
Heating	Central, Zoned, 3+ Units
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Glass/Enclosed Screen, Stone/Rock/Brick
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Wrought Iron Fence, Partial Fence, Sprinkler System, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees, Boat House, Dock, Stone/Masonry Fence, Water Front Improved
Lot Description	Mature Trees (ext feat), Level, 1/4 - 1/2 Acre, Improved Water Front, Lakefront, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Llano I.S.D.
Elementary	Packsaddle Elementry
Middle	Llano
High	Llano

Additional Information

Date Listed	March 7th, 2025
Days on Market	237
HOA Fees	843.74
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Stephen Croan
Listing Office	Keller Williams Heritage

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