

\$1,635,000 - 202 Blue Waters Dr, Horseshoe Bay

MLS® #5915168

\$1,635,000

2 Bedroom, 2.0 Bathroom, 1,921 sqft
Single-Family on 0 Acres

Blue Lake Estates, Horseshoe Bay, TX

Never before listed! Rare opportunity to own a phenomenal waterfront tract in highly sought Blue Lake Estates. All original Lake LBJ getaway which has been in the same family for many years. Talk about a true Lake House with big open living, kitchen and dining with original stone fireplace plus tall vaulted ceilings with lots of glass staring out to the tree-studded waterfront lot. Lower level bonus room would make a great place for a bunk room or secondary living space. There is an attached garage with a lakeside garage door to store all your gear or convert to additional living/sleeping area. Beautiful, grassy lot with gentle slope down to the cove-protected waterfront and two-stall boat dock with aluminum piers and support beams; this one will last for many years to come! Calm water, great for swimming and boating with open water views; it doesn't get much better than this! Blue Lake Estates is located in Horseshoe Bay, Texas, just outside the main resort area and is the closest part of Lake LBJ to both Austin and San Antonio. So much potential here; use as-is, remodel or tear down and build new but no matter which path you choose you cannot go wrong. Properties like this are few and far between and water this good is very hard to find. Load up the car and come on out to check out this once-in-a-lifetime opportunity to purchase in, what I consider to be, one of the BEST communities on all of Lake LBJ. Don't forget to check out the 9-hole golf course and multiple



community parks located just a golf cart ride away. This one is SPECIAL!

Built in 1995

Essential Information

MLS® #	5915168
Price	\$1,635,000
Bedrooms	2
Bathrooms	2.0
Square Footage	1,921
Acres	0.28
Year Built	1995
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	305

Water Feature/View

View	Hills,Lake,Lake LBJ
Is Waterfront	Yes

Community Information

Address	202 Blue Waters Dr
Area	LL
Subdivision	Blue Lake Estates
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Utilities	Electricity Connected, Sewer Connected
Features	Lake, Park, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Driveway, Off Street

Interior

Interior	Carpet, Concrete, Linoleum
Appliances	Dryer, Washer

Heating	Electric, Fireplace(s), See Remarks
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Lift, Dock
Lot Description	Gentle Sloping, Trees Large Size
Roof	Shingle
Construction	Frame
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

Additional Information

Date Listed	April 9th, 2023
HOA Fees	466
HOA Fees Freq.	Annually

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