

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

MLS® #172264

\$3,964,000

5 Bedroom, 5.50 Bathroom, 4,558 sqft

Residential on 0.33 Acres

Matern Island, 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® #	172264
Price	\$3,964,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,558
Acres	0.33
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active
Has Pool	Yes
Pool Description	In Ground, Private

Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Open Water
Waterfront Footage	100

Community Information

Address	404 Matern Court
Subdivision	Matern Island
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Amenities	Gated
Garages	2 Car Attached Garage, Front Entry

Interior

Interior Features	Audio System, Wet Bar, Breakfast Bar, Central Vacuum, Crown Molding, Granite Counters, Pantry, Recessed Lighting, Counters-Solid Srfc, Split Bedroom, Walk-In Closet(s), Quartz Countertops, Over 14ft Celimg
Appliances	Dishwasher, Double Oven, Disposal, Ice Maker, Washer Hookup, Electric Water Heater, Cooktop, Wall Oven, Water Softener
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Masonry, Wood Burning Stove
# of Stories	2

Exterior

Exterior Features	Balcony, Rain Gutters, Open Concrete Areas
Roof	Metal
Construction	Wood Siding, Stone, Stucco
Foundation	Slab

School Information

District	Llano
----------	-------

Additional Information

Date Listed	March 7th, 2025
HOA Fees	675
HOA Fees Freq.	Annually

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.