

\$424,900 - 109 Sunshine #2, Horseshoe Bay

MLS® #174925

\$424,900

2 Bedroom, 2.50 Bathroom, 1,617 sqft

Residential on 0.06 Acres

Horseshoe Bay W, Horseshoe Bay, TX

You are going to love this exceptional golf course townhome offering breathtaking long-distance views of Ram Rock's #1 fairway and the scenic Texas Hill Country. Perfectly situated in Horseshoe Bay West, this property is just a short walk from the Cap Rock Clubhouse. The inviting floor plan features a spacious living area with rich hardwood floors, wall-to-wall sliding glass doors, a charming wood-burning fireplace, and a dining area that could comfortably seat eight. The chef's kitchen is well-appointed with granite countertops, stainless steel appliances, a farmhouse sink, a convenient serving bar, wine refrigerator, and custom cabinetry. A stylish powder bath near the entry completes the main level. Upstairs, the home boasts a luxurious primary suite and a comfortable guest room, both featuring vaulted ceilings, designer lighting, plantation shutters, updated en-suite baths, and spacious walk-in closets. Step outside to a private patio that opens to a lush, manicured lawn enclosed by a wrought iron fence, perfect for relaxing or entertaining. The property also offers a rare oversized 1-car garage with additional space for a golf cart. Recent updates include new Anderson windows, premium Austin sliding glass doors, a new HVAC system, wireless living room shades, custom built-in closet storage, fresh interior paint, and much more. Don't miss this opportunity to own an exceptional golf course home, ideal for weekend getaways or full-time luxury living in the heart of Horseshoe Bay.



Built in 1981

Essential Information

MLS® #	174925
Price	\$424,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Townhouse
Status	Active

Water Feature/View

View	Golf Course, Hill Country
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Community Information

Address	109 Sunshine #2
Subdivision	Horseshoe Bay W
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657-0000

Amenities

Amenities	Park
Garages	1 Car Attached Garage, Garage Door Opener, Front Entry

Interior

Interior Features	High Ceilings, Breakfast Bar, Cable Available, Granite Counters, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), No Steps to Entry, Quartz Countertops
Appliances	Dishwasher, Double Oven, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes

Fireplaces	One, Masonry
# of Stories	2

Exterior

Exterior Features	Courtyard, Rain Gutters, Sprinkler System, Stonework
Roof	Tile
Construction	Wood Siding, Stone
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	September 3rd, 2025
HOA Fees	650
HOA Fees Freq.	Quarterly

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