

\$1,495,000 - Lot 3 Matern Court, Horseshoe Bay

MLS® #175367

\$1,495,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.31 Acres

Matern Island, Horseshoe Bay, TX

A rare opportunity awaits on Matern Island, a premier gated waterfront community on the constant-level waters of Lake LBJ in Horseshoe Bay. Lot 3 Matern Court is one of the last remaining homesites within this prestigious community and offers a level, ready-to-build lot perfectly positioned on a quiet cul-de-sac surrounded by custom luxury residences. This property delivers an ideal canvas for your dream home or a high-end new construction project, offering both privacy and the lifestyle of true resort living. Matern Island combines exclusivity with convenience—residents enjoy gated access, beautifully maintained streets, and proximity to all of Horseshoe Bay Resort's™ world-class amenities, including four championship golf courses, fine dining, tennis and pickleball facilities, a full-service marina, and the new Summit Rock Clubhouse. Whether you're seeking a peaceful full-time residence, an elegant weekend retreat, or a strong investment opportunity, this lot offers unmatched potential in one of the most desirable neighborhoods on Lake LBJ that's just a short drive to Austin and San Antonio. A membership is required to enjoy Horseshoe Bay Resort's amenities. Live the life you've always envisioned—claim your piece of Matern Island before it's too late.



Essential Information

MLS® #	175367
Price	\$1,495,000
Bathrooms	0.00
Acres	0.31
Type	Land / Farm
Sub-Type	Lots (Up to 9.9 Acres)
Status	Active

Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Channel
Waterfront Footage	95

Community Information

Address	Lot 3 Matern Court
Subdivision	Matern Island
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Amenities	Water, Gated
Utilities	Electricity Available, Underground Utilities

Exterior

Lot Description	Cleared, Cul-de-Sac, Level
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School Information

District	Llano
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Additional Information

Date Listed	October 14th, 2025
Zoning	Res

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