

# \$3,989,000 - 404 Matern Ct, Horseshoe Bay

MLS® #5136682

**\$3,989,000**

5 Bedroom, 6.00 Bathroom, 4,558 sqft

Residential on 0.33 Acres

Matern Island, Horseshoe Bay, TX

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/3wlzLISUx\_4" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Matern Island isn't just a place &mdash; 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 &mdash; the perfect spot to unwind after a day on the water. With gated community privacy, meticulous landscaping, and smart home features &mdash; plus Horseshoe Bay Resort just minutes away &mdash; this home delivers the ultimate lake life. Why dream it? Live it. Let&rsquo;s get you on the water!</p>

Built in 2001

Essential Information

MLS® #	5136682
Price	\$3,989,000
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 Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Lake,Neighborhood,Panoramic,Pool,Water,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	404 Matern Ct
Area	LL
Subdivision	Matern Island
City	Horseshoe Bay

County	Llano
State	TX
Zip Code	78657

### **Amenities**

Utilities	Electricity Available, Phone Available, Sewer Available, Propane, Water Available
Features	Lake, Community Mailbox
Parking	Driveway, Off Street, Attached, Door-Multi, Garage, Garage Faces Front, Open, Oversized, Paved
# of Garages	2

### **Interior**

Interior	Tile, Wood, Carpet Free, Stone
Appliances	Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Disposal, Double Oven, Electric Water Heater, Gas Cooktop, Ice Maker, Plumbed For Ice Maker, Range Hood, Vented Exhaust Fan, Water Softener, Wine Refrigerator
Heating	Ceiling, Electric, Fireplace(s), Zoned
# of Fireplaces	1
Fireplaces	Wood Burning, Living Room, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Boat Lift, Boat Slip, Dock, Rain Gutters
Lot Description	Front Yard, Landscaped, Level, Sprinklers Automatic, Trees Large Size, Views, Near Golf Course, Sprinklers In Ground
Roof	Metal
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Website	218
Days on Market	215
HOA Fees	1518
HOA Fees Freq.	Annually

Property Listed by: Keller Williams HeritageThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 7:16am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.