

\$1,299,000 - 1311 Clayton Nolen Dr, Horseshoe Bay

MLS® #6215757

\$1,299,000

3 Bedroom, 3.00 Bathroom, 2,714 sqft

Residential on 0.68 Acres

Horseshoe Bay Proper, Horseshoe Bay, TX

Rare aviation lifestyle property adjacent to the gated Horseshoe Bay Jet Center. This 0.68-acre lot includes a remodeled 2-story home, detached guest casita, and a 2,700+ sq ft aircraft hangar with direct taxiway access to the private 6,000-ft lighted runway.

Main home offers 2,714 sq ft, 3 beds, 2.5 baths, updated kitchen w/ tile counters & stainless steel appliances, open living/dining areas, and spacious primary suite w/ private balcony and Hill Country + Lake LBJ views. Space available to add an elevator.

Detached 544 sq ft guest casita includes 1 bed, 1 bath, kitchenette, and office/flex space.

Hangar features 50 ft. manual bypass door, oversized automatic RV door, epoxy floors, and ample space for aircraft, boats, RVs, or storage. Additional helipad area for a helicopter or secondary aircraft parking.

Located near golf, lake, and resort amenities in Horseshoe Bay. Ideal for aviation enthusiasts, second-home owners, or live/work setups.

Built in 1993

Essential Information

MLS® #	6215757
Price	\$1,299,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,714
Acres	0.68
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Panoramic,River
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Community Information

Address	1311 Clayton Nolen Dr
Area	LL
Subdivision	Horseshoe Bay Proper
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Utilities	Underground Utilities
Features	Golf, Airport/Runway, Fishing, Internet Access, Lake
Parking	Attached, Boat, RV Access/Parking, RV Garage
# of Garages	2

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters, RV Hookup
Lot Description	Interior Lot, Sprinklers Automatic, Sprinklers In Ground, Many Trees, Near Golf Course, Views
Roof	Tile
Construction	Frame, Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	August 6th, 2025
Days on Website	91
Days on Market	57
HOA Fees	300
HOA Fees Freq.	Annually

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