

# \$949,000 - 331 Grandview Dr, Horseshoe Bay

MLS® #6564935

**\$949,000**

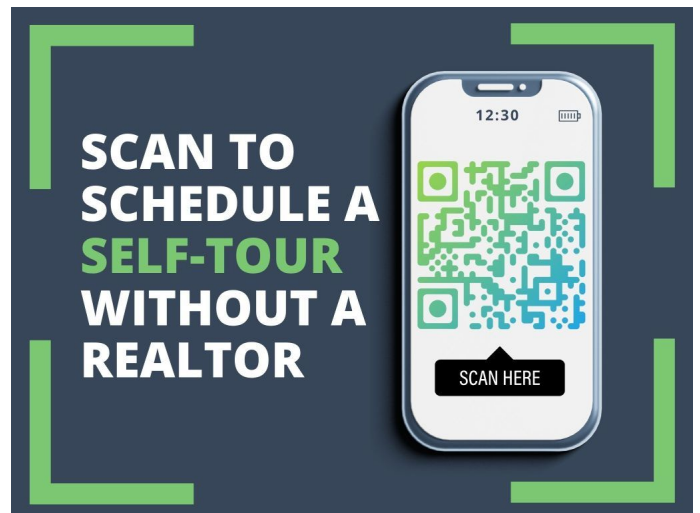
3 Bedroom, 3.00 Bathroom, 2,568 sqft  
Residential on 0.33 Acres

Oak Ridge Estates, Horseshoe Bay, TX

Nestled in a beautiful cove just off the main lake, this 3-bedroom, 3-bath Lake LBJ home is perfectly designed for waterfront living. With 85 feet of prime waterfront great for fishing or swimming, a private boat dock with a slip, and a jet ski ramp, it offers everything you need to enjoy lake life on a constant-level lake. The large, grassy lot provides ample shade and space for entertaining both indoors and outdoors, and the two Live Oaks are the largest and oldest in the subdivision.

Originally built in 1985, the home has been extensively updated every few years, blending classic charm with modern conveniences. The most recent renovations include a completely redone primary bathroom, the addition of an electric lift elevator connecting the downstairs decks to the upstairs decks, and a utility room on each level. The primary suite is a true retreat, featuring a cozy wood-burning fireplace, private balcony access, and breathtaking panoramic views of the lake with sunsets you'll never forget.

The first floor is designed for both lifestyle and function, featuring a study, game room, bathroom with an antique clawfoot tub, utility room, and a spacious sunroom with an adjoining exercise room, both of which overlook the water. Upstairs, you'll find additional living spaces thoughtfully designed to maximize views and comfort for family and guests.



In 2019, the home saw significant upgrades, including replacement of the larger upstairs HVAC units (inside & outside), a new hot water heater, new tile flooring, and refreshed epoxy flooring on the first level. A 2-car garage with extensive shelving and closet storage completes the package.

With its prime setting, constant-level water, and a consistent history of improvements, this lakehouse offers the rare opportunity to step right in and start living your best Lake LBJ lifestyle.

Built in 1985

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6564935                 |
| Price          | \$949,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,568                   |
| Acres          | 0.33                    |
| Year Built     | 1985                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|               |                               |
|---------------|-------------------------------|
| View          | Hills,Lake,Panoramic,Lake LBJ |
| Is Waterfront | Yes                           |
| Water Body    | Lake LBJ                      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 331 Grandview Dr  |
| Area        | LL                |
| Subdivision | Oak Ridge Estates |
| City        | Horseshoe Bay     |

|          |       |
|----------|-------|
| County   | Llano |
| State    | TX    |
| Zip Code | 78657 |

### **Amenities**

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected |
| Features     | Fishing, Internet Access, Lake, Airport/Runway                                                          |
| Parking      | Attached Carport, Additional Parking, Driveway, Garage, Gated, Off Street, Paved, Garage Faces Side     |
| # of Garages | 2                                                                                                       |
| Garages      | Garage Door Opener                                                                                      |

### **Interior**

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Interior        | Carpet, Laminate, Tile                               |
| Appliances      | Exhaust Fan, Free-Standing Electric Range, Microwave |
| Heating         | Central, See Remarks                                 |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Bedroom, Wood Burning                                |
| # of Stories    | 2                                                    |
| Stories         | Two                                                  |

### **Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Boat Lift, Balcony, Boat Slip, Dock, Exterior Steps, Lighting, Private Entrance, Rain Gutters   |
| Lot Description   | Cleared, Interior Lot, Landscaped, Level, Few Trees, Trees Large Size, Trees Medium Size, Views |
| Roof              | Metal                                                                                           |
| Construction      | Frame, HardiPlank Type, Stone, Wood Siding                                                      |
| Foundation        | Slab                                                                                            |

### **School Information**

|            |            |
|------------|------------|
| District   | Llano ISD  |
| Elementary | Packsaddle |
| Middle     | Llano      |
| High       | Llano      |

### **Additional Information**

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 18th, 2025 |
| Days on Website | 39                   |

Days on Market     39  
HOA Fees             20  
HOA Fees Freq.     Annually

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