

\$5,725,000 - 401 Matern Ct, Horseshoe Bay

MLS® #6734366

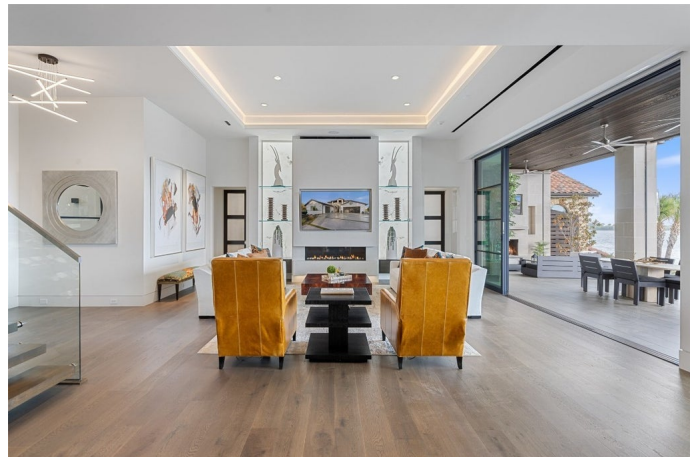
\$5,725,000

5 Bedroom, 8.00 Bathroom, 6,252 sqft

Residential on 0.27 Acres

Matern Island, Horseshoe Bay, TX

Welcome home to a stunningly gorgeous modern waterfront retreat on Lake LBJ. Enter through a one-of-a-kind courtyard with soaring waterfalls, a fire feature, entry to standalone casita, and enormous all-glass entry to main house with sweeping views to the cove and Lake LBJ beyond. Off the wide open main living is the beautiful primary suite, featuring an elegant gas fireplace, sumptuous soaking tub, luxurious walk-in rain shower and exceptional closet. The main living area boasts full-height glass doors with automatic power screens that open up to a sprawling back patio featuring a seating area with gas fireplace, fully-appointed outdoor kitchen with grill, refrigerator, ice maker and ample dining space, surrounded by power screens protecting the outdoor living space from bugs and debris. Upstairs, you'll find recessed floor lights, an impressive chandelier feature, additional guest suite with incredible views, large media room, fully appointed wet bar, a bunk room with ensuite, two covered balconies, and a C-Suite caliber office with full bath (or additional bedroom). The bottom floor houses the screened boat garage with lift, a full bathroom with outdoor access for the pool, and a gym, as well as additional storage. Adjacent to the casita is a theater/arcade with another full bathroom ready to entertain kids and kids-at-heart. This home is a must-see destination with too many unique features to list, most of them controlled through the Elan Smart Home system. For buyers with exquisite



taste ready to enjoy the good life on Lake LBJ,
you can't beat this home. Come see it today.

Built in 2019

Essential Information

MLS® #	6734366
Price	\$5,725,000
Bedrooms	5
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	6,252
Acres	0.27
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Canal,Lake,Neighborhood,Water,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	401 Matern Ct
Area	LL
Subdivision	Matern Island
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Gated
Parking	Driveway, Electric Vehicle Charging Station(s)

of Garages 2

Interior

Interior Concrete, Stone, Tile, Wood

Appliances Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Disposal, Gas Water Heater, Water Purifier Owned, Water Softener Owned

Heating Central, Fireplace(s)

of Fireplaces 3

Fireplaces Gas, Primary Bedroom

Stories Three Or More

Exterior

Exterior Features Balcony, Boat Lift, Dock, Garden, Outdoor Grill, Uncovered Courtyard

Lot Description Few Trees, Landscaped, Near Golf Course, Sprinklers In Ground, Views

Roof Concrete, Metal

Construction Masonry, Stone Veneer, Stucco

Foundation Slab

School Information

District Llano ISD

Elementary Llano

Middle Llano

High Llano

Additional Information

Date Listed April 1st, 2024

Days on Website 352

Days on Market 427

HOA Fees 1350

HOA Fees Freq. Annually

Gated Community Yes

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