

# \$1,000,000 - 109 Island Dr H, Horseshoe Bay

MLS® #8813475

**\$1,000,000**

3 Bedroom, 4.00 Bathroom, 1,737 sqft

Residential on 0.01 Acres

Goose Point Twnhms, Horseshoe Bay, TX

Welcome to 109 Island Drive, a stunning townhouse nestled in the serene setting of Horseshoe Bay, TX. East Facing Townhome on Lake LBJ. This beautifully renovated 1,737 square foot home offers a blend of modern luxury and timeless style. With 3 spacious bedrooms and 3.5 bathrooms, this property is perfect for those seeking comfort and elegance.

The heart of this home is its open kitchen, equipped with stainless steel appliances, an electric oven, dishwasher, refrigerator, and a convenient breakfast bar. The kitchen's sleek design is complemented by a pantry and offers plenty of space for culinary adventures. Enjoy entertaining in the expansive living areas, featuring floor-to-ceiling and oversized windows that flood the space with natural light, emphasizing the eastern exposure. For your fur babies a custom nook under the stairs. The residence boasts recessed lighting and elegant chandeliers, enhancing its sophisticated ambiance. The living space includes vinyl and carpet floors, adding to the cozy atmosphere. The comfort extends outdoors with a private patio, balcony, and a deck, perfect for enjoying the tranquil surroundings.

The primary ensuite bathroom features a separate shower and double sinks, while custom closets offer ample storage. Additional amenities include a fireplace, central heating and air conditioning, Casita with own entrance



and has access to the Boat dock, along with full bathroom.

With access to your own personal Boat dock , lift and slip dock and outdoor storage, this home provides a perfect blend of indoor luxury and outdoor leisure. Make 109 Island Drive your sanctuary today! There is additional POA that is \$352.00 a year Horseshoe Bay POA.

Built in 1980

### **Essential Information**

MLS® #	8813475
Price	\$1,000,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,737
Acres	0.01
Year Built	1980
Type	Residential
Sub-Type	Townhouse
Status	Active

### **Water Feature/View**

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

### **Community Information**

Address	109 Island Dr H
Area	LL
Subdivision	Goose Point Twnhms
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected, See Remarks
Features	Common Grounds/Area, Lake, Park, See Remarks, Sidewalks, Trails/Paths, Restaurant
Parking	Attached, Garage, Guest
# of Garages	1

### Interior

Interior	Carpet, See Remarks, Vinyl
Appliances	Washer/Dryer Stacked, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room
Stories	Three Or More

### Exterior

Exterior Features	Balcony, Boat Lift, Boat Slip
Lot Description	None
Roof	Metal
Construction	Brick, Wood Siding
Foundation	Slab

### School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

### Additional Information

Date Listed	August 19th, 2025
Days on Website	50
Days on Market	43
HOA Fees	400
HOA Fees Freq.	Quarterly

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