# \$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 II

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

Elementary Packsaddle Middle Llano

High Llano

### **Additional Information**

Date Listed August 19th, 2025

Days on Website 74
Days on Market 43
HOA Fees 400

HOA Fees Freq. Quarterly

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