

\$3,964,000 - 404 Matern Crt., Horseshoe Bay

MLS® #000404

\$3,964,000

5 Bedroom, 5 Bathroom, 4,558 sqft

Residential on 0.33 Acres

Matern Island, Horseshoe Bay, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/3wlzLISUx_4" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Matern Island isn't just a location; it's a lifestyle.

A 100-foot stretch of prime Lake LBJ shoreline anchors this 0.33-acre estate, putting you right in the heart of one of the most coveted Horseshoe Bay lakefront communities.

Start mornings with coffee on the Trex deck, watching the lake wake up. Spend afternoons cruising the water from your private boat slip with a single electric lift or jetting out on the 2 jet ski lifts. Cruise, jet ski, fish, or just float away — this is lake living at its finest. Prefer to stay ashore? The in-ground pool, spa, and splash pad offer resort-style relaxation, while the stone patio with a gas fireplace is made for golden-hour gatherings. Inside, the vibe is pure lakeside luxury. The open-plan living room is framed by floor-to-ceiling windows, offering views of the lake that you'll never tire of. Cozy up by the stone wood-burning fireplace while the built-in audio system sets the mood. In the kitchen, there is no detail overlooked. The Z-Line 6-burner gas stovetop stands as the



centerpiece, ready for culinary creations, while the expansive granite island offers both workspace and a gathering spot. The wine bar is perfect for pre-dinner drinks or casual entertaining. Whether you're preparing a gourmet meal or enjoying a glass of wine, this space caters to every need with style. For a more intimate dining experience, step into the adjoining dining room, where you can host guests in a sophisticated atmosphere. Or, take advantage of the stunning lakeside views and move the gathering outdoors to the spacious patio, where every meal is enhanced by sunsets over the lake—creating a backdrop that's as memorable as the meal itself. The main-level owner's suite is an unparalleled retreat with unobstructed views of the lake that fill the room with natural light. Start each day with breathtaking vistas and step outside through your private patio access to immerse yourself in true lakeside living. Inside, the en-suite features a spa-inspired bath designed for relaxation and rejuvenation. Indulge in the oversized soaking tub, where you can unwind with a glass of wine while gazing out at the water, or refresh in the spacious walk-in shower with elegant tile accents. The huge custom walk-in closet offers ample storage with built-in shelving and drawers, creating an organized yet luxurious space. Whether you're retreating to rest or preparing for the day, this suite provides a sanctuary that feels both private and expansive. Upstairs, your guests get nothing short of the best, with lake-view suites, a family room with balcony access, and more. From being situated in a gated island community to the meticulous landscaping and smart home features, every detail elevates the experience. And with Horseshoe Bay Resort just minutes away, golf, dining, and more are right at your doorstep. Why dream when you can live it? Let's get you on the water.

Built in 2001

Essential Information

MLS® #	000404
Price	\$3,964,000
Bedrooms	5
Bathrooms	5
Half Baths	1
Square Footage	4558
Acres	0.33
Year Built	2001
Type	Residential
Status	Active

Community Information

Address	404 Matern Crt.
Subdivision	Matern Island
City	Horseshoe Bay
State	Texas
Zip Code	78657

Amenities

Features	Dishwasher, Family Room, Fenced Yard, Fireplace, Living Room, Swimming Pool, Lakefront, Waterfront
# of Garages	2
Waterfront Type	Lake LBJ
Waterfront Footage	100
Water Feature/View	Lake LBJ

Interior

Stories	2
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Exterior

Lot Description	0.33
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School Information

District	Llano ISD
Elementary	Packsaddle Elementary
Middle	Llano Junior High
High	Llano High School

Additional Information

Short Term Rental Allowed no