

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

MLS® #6564935

\$949,000

3 Bedroom, 3.00 Bathroom, 2,568 sqft
Single-Family 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	Single-Family
Sub-Type	Single Family Residence
Status	Active

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, Garage Faces Side, Paved
# of Garages	2
Garages	Garage Door Opener
View	Hills,Lake,Panoramic,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

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 Market	1
HOA Fees	20

HOA Fees Freq. Annually

Listing Details

Listing Agent Chris Watters
Listing Office Watters International Realty

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