

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 108 MOON ISLE

HORSESHOE BAY, TX 78657



\$1,100,000



1 acres

## DESCRIPTION

**\*\*Prime Lake LBJ Waterfront in Horseshoe Bay West\*\*** Seize the opportunity to own over 171 feet of coveted north-facing Lake LBJ frontage in the prestigious Horseshoe Bay West community. Nestled in a peaceful cul-de-sac adorned with mature Texas Live Oaks, this expansive lot offers a perfect blend of tranquility and convenience. Located on the controlled-level waters of Lake LBJ and just seconds from open water, this property is a haven for boating, fishing, and water sports enthusiasts. With a low tax rate of under 1.4%, annual HOA dues of just \$331, and a short-term rental-friendly policy, this property is ideal for both full-time or weekend homeowners and investors. Expand your lakefront retreat by purchasing the adjacent lot, adding an additional 110 feet of waterfront. Enjoy unparalleled access to Horseshoe Bay Resort amenities, including the acclaimed Apple and Ram Rock golf courses (membership required), just a short golf cart ride away. Create your dream lakefront escape and experience the ultimate resort lifestyle in Horseshoe Bay West. Schedule a visit today and bring your vision to life on Lake LBJ! **\*\*\*SELLER FINANCING AVAILABLE\*\*\***

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 9455481  
**YEAR BUILT:**  
**COUNTY:** Llano  
**TRACT OR SUBDIVIION:** HORSESHOE BAY WEST  
**LIST DATE:** 04/09/2026

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**800.451.8055**

**AREA:** LL  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.39  
**LOT SIZE (SQFT):** 16,988

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- IrregularLot
- FewTrees

### YARD/GROUNDS:

- SeeRemarks

### FENCING:

- None

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- CommonGroundsArea
- Lake
- Park
- AirportRunway
- TrailsPaths

**LISTED BY:** Kale Stephens

**PHONE:** 512.550.3624

**BROKERED BY:** Horseshoe Bay Living 2, LLC