

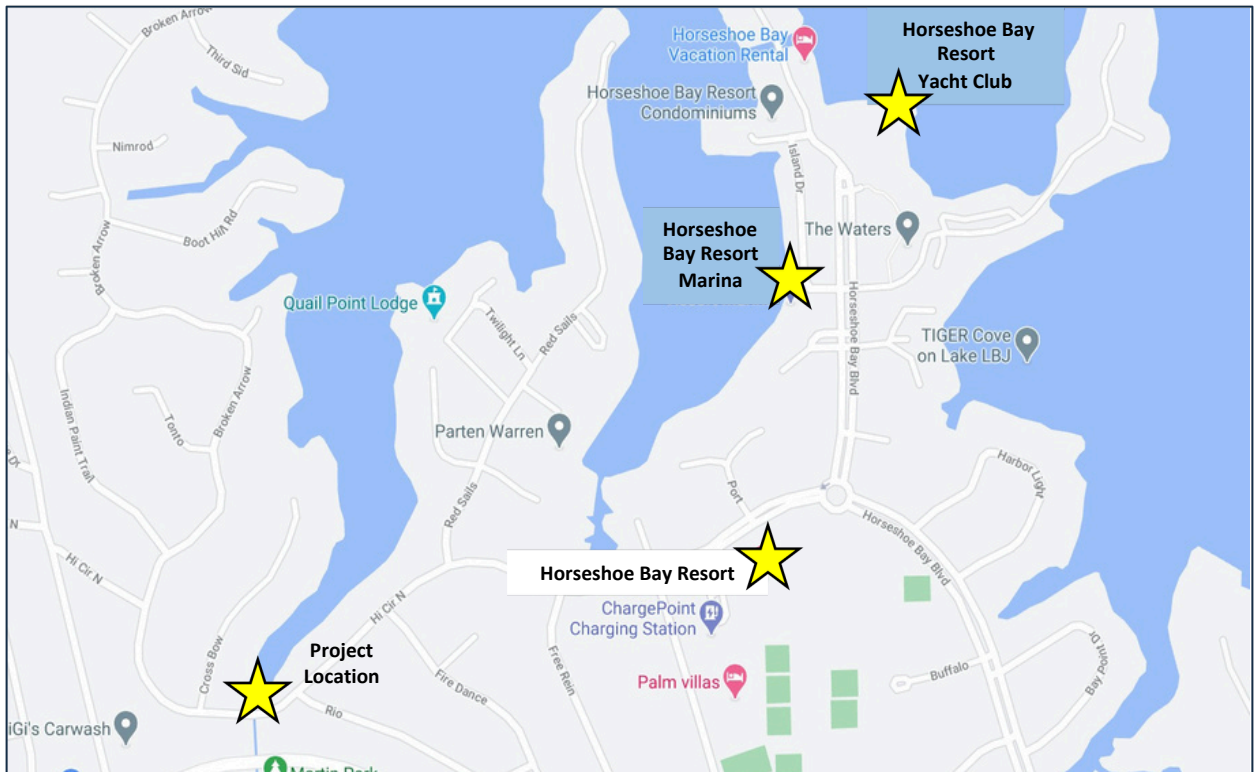
THE COTTAGES

AT HOESHOE BAY
701 HIGH CIRCLE NORTH

NEW LUXURY LAKE HOUSES IN HORSESHOE BAY RESORT COMMUNITY

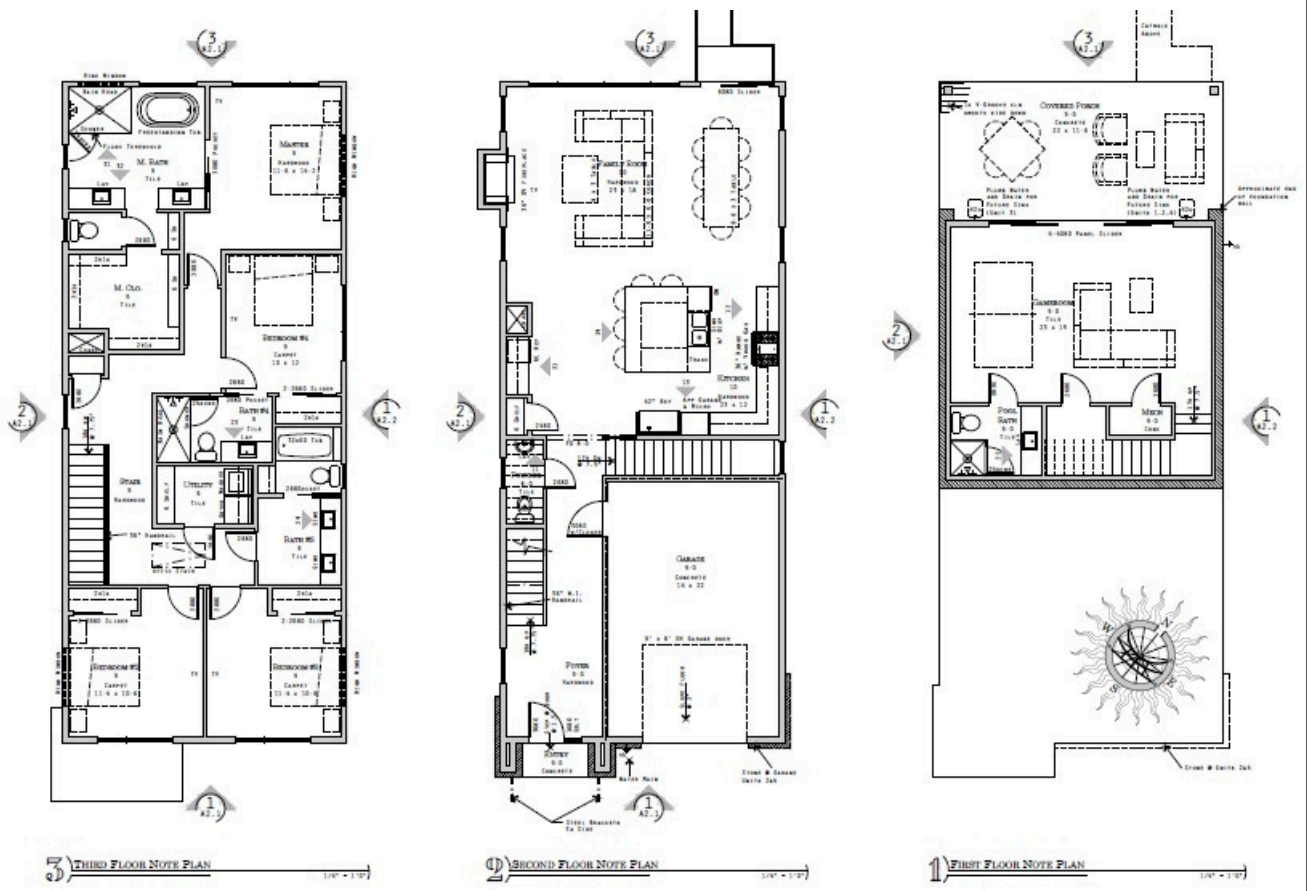
For More Information Contact: Meghan Ainza 512-516-1363

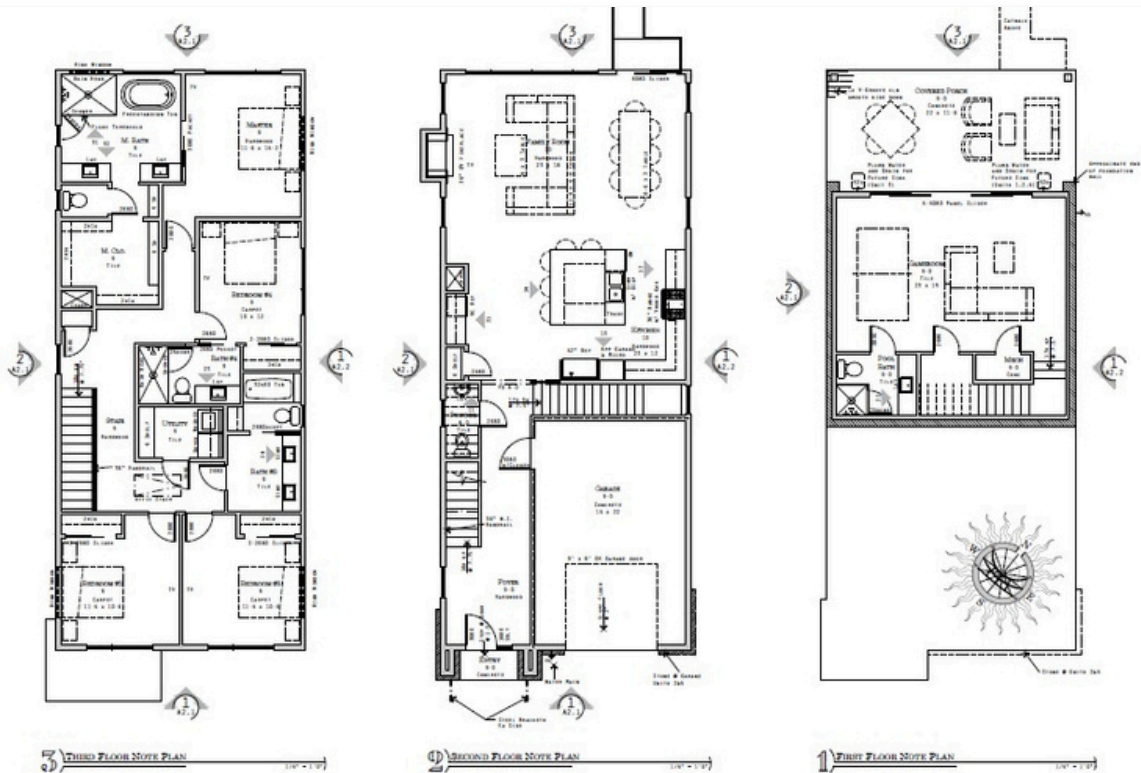
- Late spring 2025
- New Construction
- 4 BED / 4.5 BATH
- Constant Level Lake
- Pool and Spa
- WATERFRONT HOMES
- 3,051 Square Feet
- PRIVATE BOAT DOCK
- Outdoor Kitchen Option
- Bonus Game Room





THREE SPACIOUS LEVELS OF MODERN LUXURY FOR FAMILY FUN AND ENTERTAINMENT WITH OUTDOOR SPACE FOR ALL





FIRST FLOOR (567sq ft Entertainment/Game Room)

- Walkout Basement To Bonus Game/Entertainment Room
- Covered Patio With Optional Outdoor Kitchen And Pool
- Private Boat Dock with Large Deck
- Full Bathroom
- Ample Storage

SECOND FLOOR (1078 sq ft Main Living Area)

- Open Concept Living With Large Windows And Water Views
- Catwalk To Large Deck Above Dock
- Large Kitchen With Island Bar Seating
- Powder Bathroom
- Built In Bar Area
- Garage Access
- Large Foyer
- Fireplace

THIRD FLOOR (1406 sq ft Bedrooms And Laundry)

- Spacious Master with Ensuite Bath And Walk-in Closet
- 3 Bedrooms and 2 Bathrooms
- Laundry Room

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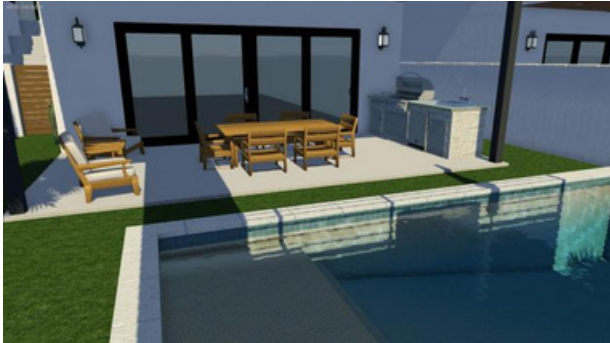
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- New Construction Homes
- 3,051sf of Conditioned Space
- 4Bedrooms, 4.5 Bathrooms
- High End Finishes Throughout
- Monogram Appliances
- High End Finishes
- Spray Foam Insulation
- Standing Seam Metal Roof
- 3 Zone Variable Speed HVAC
- Tankless Water Heater
- 500 GallonPropane Tank
- GasRange and Fireplace

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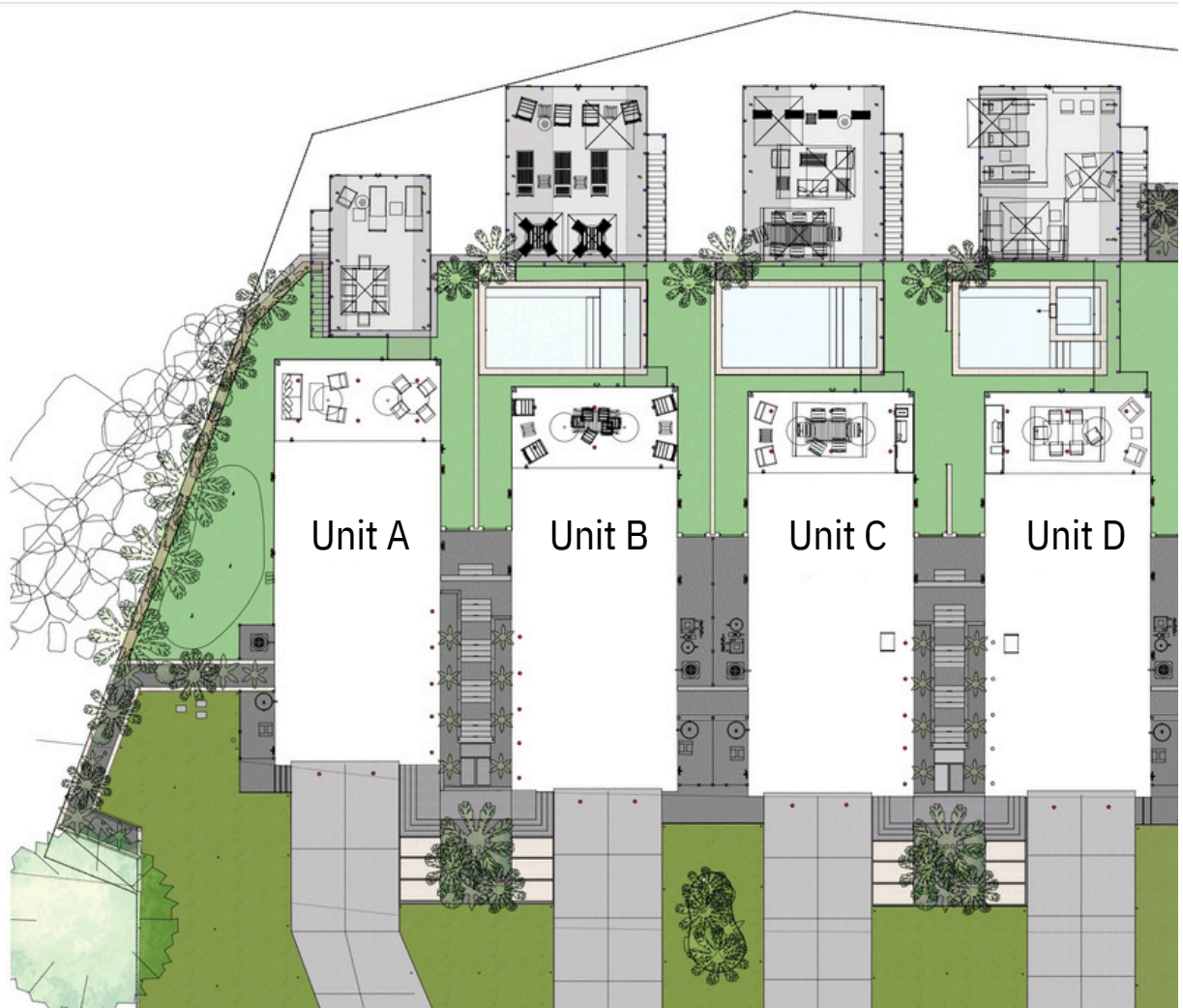


- 504sf Deck above Dock
- Catwalk to Deck from 2nd Floor
- LED Landscape & Deck Lighting
- 288sf Covered Patio
- Optional Outdoor Kitchen
- 1,565sf Outdoor Living Space
- Optional Pool
- 25' Covered Private Dock
- Electric Boat Lift
- 900sf Turf Backyard
- Optional Golf Green
- Walk to Resort and Club

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AT HOESHOE BAY
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- Homes Are Located In The Heart Of The Horseshoe Bay Resort Community, A Master Planned Resort In The Texas Hill Country
- Resort Is Undergoing A \$90 Million Dollar Capital Investment In Its Facilities.
- 5 Golf Courses, Tennis Courts, Pools, Hotel, Restaurants, Kids Club And Kids Camps, Marina And Yacht Club Facilities Just A Short Walk/Golf Cart Ride Down The Road!
- Multiple Levels Of Membership Available (Not Included In Purchase Price Of Home And No Obligation To Join)
- <https://www.clubhsbresort.com/the-club>