

# \$2,199,000 - 304 Lake Terrace, Sunrise Beach

MLS® #1014336

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## \$2,199,000

3 Bedroom, 3.00 Bathroom, 2,264 sqft  
Residential on 0.22 Acres

Sunrise Beach, Sunrise Beach, TX

Situated in a superb location, this property offers lakefront living with sweeping lake views. The beautiful drive down the private cul de sac leads up to the extensively remodeled home. As you enter the home, you are greeted by updated floor to ceiling windows which highlight the raised ceilings and lake views. Follow the tile floors as they flow throughout the main living spaces. Enjoy light-filled interiors & custom built-ins in the formal living room with a wood burning fireplace. The kitchen has been beautifully updated with stainless steel appliances, granite countertops, large island & ample cabinets. Just around the corner from the kitchen is the wet bar with a mini refrigerator and wine cooler. Right off the main living area is the large livable patio. The main level also features a hiding murphy bed to accommodate additional guests.

Two of the bedrooms, including the primary suite, are located upstairs. The spacious primary suite offers custom built-ins, motorized shades, as well as a spa-like bathroom with dual vanities, thoughtfully designed storage, & an oversized walk-in shower.

Additional storage & living space can be found in the "daylight" basement, this is considered the 3rd bedroom or it could be the perfect guest suite, complete with bathroom & wet bar. Looking for even more space, don't miss the third floor "crow's nest" that can serve as an office or bonus



area.

The backyard is an incredible oasis of luxury wrapped in the privacy of mature trees, and meticulously maintained landscaping. From the two story covered patio, you can relax and enjoy dining alfresco or taking in the stunning lake views. The easily maintained 30'x10' boat dock is built to last with drill pipe piers, aluminum structure, roofing & decking.

The home is ideally located on a large cove & feels like open water. The area provides ideal swimming conditions, afternoon shade, & a wonderful lake breeze. Everything you could want in perfect lakeside living.

Built in 1969

### Essential Information

ListingFeed	abor_vow
MLS® #	1014336
List Price	\$2,199,000
Sale Price	\$2,050,000
Sale Date	August 23rd, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,264
Acres	0.22
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	304 Lake Terrace
Subdivision	Sunrise Beach

City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Electricity Available
Features	None
Parking	Attached, Garage
# of Garages	2
View	Hills, Lake, Panoramic, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Tile
Appliances	Dishwasher, Disposal, Gas Range, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Balcony, Dock, Exterior Steps, Private Yard, Rain Gutters, Boat Slip
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Private
Windows	None
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano