

\$1,150,000 - 316 Mountain View, Sunrise Beach

MLS® #1241907

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,646 sqft
Residential on 0.03 Acres

Sunrise Beach, Sunrise Beach, TX

WHY BUY THIS LAKE HOUSE? BECAUSE FUN BEGINS IMMEDIATELY! This home is FURNISHED OUTSIDE AND INSIDE for you to enjoy as soon as you buy it! Here is what's included OUTSIDE: 2009 Sea Ray 210 Select boat with upgraded engine: 300 horsepower, inboard/outboard, color: red/white, with less than 125 hours and is parked in the 1-stall covered boat dock with electric lift; boat trailer is included. 2010 Kawasaki STX-15F jet ski, color: grey/white, with less than 125 hours and is parked in the jet ski lift; jet ski trailer is included. 1 single Hobie sit-on-top kayak with seat and paddle stored under the deck. Boating accessories: skis, kneeboard, wake board, inflated towable, ropes and anchor. Patio umbrellas and furniture with cushions to relax and enjoy the lake views from 2 decks (one over the boat house and one by the back door), 3 deck boxes for storage on the patio and dock and 1 shed. An outside internet security camera is installed. Here is what's included INSIDE the 3 bedroom, 2.5 bath home: kitchen refrigerator, washer, dryer, furniture, furnishings, flat screen TVs, towels, linens, dishes, flatware, pots and pans. This Lake LBJ home was built in 2006 (newer than many lake houses) and has NEVER FLOODED inside. The backyard has a wrought iron fence. There is a concrete walkway that runs along the left side of the property for easy access to roll ice chests to the waterfront. Here is an opportunity to start enjoying life on the lake without the



hassle of shopping for furnishings and watercraft.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	1241907
List Price	\$1,150,000
Sale Price	\$1,100,000
Sale Date	May 26th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	316 Mountain View
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Lake, Park
Parking	Additional Parking, Asphalt, Driveway, Off Street, Paved
View	Lake, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Laminate, Tile
Appliances	Built-In Electric Range, Dryer, Dishwasher, Electric Water Heater, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Electric, Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump, Multi Units, Zoned
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Exterior Steps, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Windows	Blinds, Double Pane Windows, Screens, Window Coverings
Roof	Composition
Construction	HardiPlank Type, Wood Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano