

\$1,650,000 - 1125 Ranch Road 2233, Sunrise Beach

MLS® #1331299

\$1,650,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 3.14 Acres

none, Sunrise Beach, TX

Welcome to The Vineyard B&B near Sunrise Beach Texas. This beautiful boutique property sits on just over 3AC with 2AC of Shiraz vines planted which currently receives an Ag Valuation on the property taxes. The B&B is being sold fully furnished and equipped with approx. 3200sqft event/dining hall, large commercial kitchen along with a spectacular circa 1800â€™s bar from the rowdy Dodge City days. There is a stone fireplace and wood fired pizza oven. A large basement room serves as the laundry area complete with a table for folding linens and shelving for extra catering equipment and guest supplies. There are 6 immaculate fully furnished guest rooms, each with private bath and mini fridge. A 7th room/large suite serves as managerâ€™s quarters. The 2400sqft barn is insulated with updated A/C. It has previously been used for wine production and climate controlled storage. Out back is a large shaded amphitheater for live music, fun and fellowship. The B&B has recently served and as a corporate event and wedding venue and top tier/nationally recognized B&B. Great location, less than an hour from Austin! Just minutes to Horseshoe Bay Resort and Lake LBJ.



Built in 2008

Essential Information

| | |
|-------------|----------|
| ListingFeed | abor_vow |
| MLS® # | 1331299 |

| | |
|------------|-----------------|
| List Price | \$1,650,000 |
| Sale Price | \$1,400,000 |
| Sale Date | May 30th, 2023 |
| Bathrooms | 0.00 |
| Acres | 3.14 |
| Year Built | 2008 |
| Type | Commercial Sale |
| Sub-Type | Hotel/Motel |
| Status | Closed |

Community Information

| | |
|-------------|----------------------|
| Address | 1125 Ranch Road 2233 |
| Subdivision | none |
| City | Sunrise Beach |
| County | Llano |
| State | TX |
| Zip Code | 78643 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Propane, Phone Available, Above Ground Utilities, See Remarks |
| Parking | Additional Parking, Gated, Gravel, Lighted, Off Street, On Site, Open, Outside |
| View | Hills, Rural, Vineyard |

Interior

| | |
|----------|---|
| Interior | Tile, Concrete, Laminate, See Remarks |
| Heating | Central, Propane, Zoned, Ductless, Electric, Fireplace(s), Varies by Unit |
| Cooling | Central Air, Ceiling Fan(s), Electric, Zoned, Ductless, Varies by Unit, Wall/Window Unit(s) |

Exterior

| | |
|-----------------|-------------------|
| Lot Description | Rolling Slope |
| Windows | Display Window(s) |
| Construction | Stucco |
| Foundation | Slab, Basement |