

# \$2,275,000 - 651 Sandy Mountain Drive, Sunrise Beach

MLS® #1528197

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## \$2,275,000

4 Bedroom, 4.00 Bathroom, 3,184 sqft  
Residential on 1.20 Acres

Sunrise Beach, Sunrise Beach, TX

Paradiseâ€¦pure paradise! Perfectly designed for lake living and the sheer enjoyment of all that it entails. Boating, fishing, swimming, paddle boarding or simply relaxing & rejuvenating while overlooking breathtaking views of the blue waters of Lake LBJ from many wonderful vantage points. The lake house features 230' of fantastic Lake LBJ open waterfront, situated on a full acre and surrounded by incredible huge oak trees and lush green grass. The design and detail is just perfect for the lake, warm, open and airy, excellent for entertaining friends and family. The main house has a large living room with beautiful hardwood flooring & amazing views. Large master suite also has fantastic lake views and designed with his & hers bathrooms, very inviting guest bedroom with full bath. Then for more guest accommodations there is an adorable guest house with living room, 2 bedrooms and full bath. Excellent outdoor entertaining areas include covered entertaining deck with an outdoor kitchen, open patio areas, and boat house with deck and swim deck for great lake access. This is the ultimate lake house at the ultimate lake! Come check out Lake LBJ!



Built in 1982

## Essential Information

ListingFeed	abor_vow
MLS® #	1528197

List Price	\$2,275,000
Sale Price	\$2,265,000
Sale Date	January 19th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,184
Acres	1.20
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	651 Sandy Mountain Drive
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Propane, Phone Available
Features	Fishing, Lake
Parking	Door-Multi, Detached, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, River
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Down Draft, Double Oven, Dryer, Dishwasher, Electric Water Heater, Disposal, Microwave, Refrigerator, Wine Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1

Stories One

**Exterior**

Exterior Features Boat Lift, Boat Slip, Exterior Steps, Rain Gutters, See Remarks

Lot Description Landscaped, Sprinklers Automatic, Trees Large Size

Windows Skylight(s), Window Treatments

Roof Metal

Construction Frame, HardiPlank Type

Foundation Slab

**School Information**

District Llano ISD

Elementary Llano

Middle Llano

High Llano