

# \$1,895,000 - 508 Shadyside Lane, Sunrise Beach

MLS® #1758182

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## \$1,895,000

3 Bedroom, 3.00 Bathroom, 2,487 sqft  
Residential on 0.20 Acres

Sunrise Beach, Sunrise Beach, TX

Experience 133 ft of prime East-facing Lake LBJ open waterfront, perfect for swimming, water sports, fishing, paddle boarding, and kayaking. The large boathouse has two tall boat slips with electronic lifts to accommodate tall boats or wake boats, two personal watercraft lifts, storage room, hot tub, additional tie up space for guests, and plenty of seating on the oversized deck. Inside the privately gated property with a large old growth live oak tree, the single-story home features three bedrooms, an office, and three full bathrooms. Incredible lake and Texas Hill Country views are seen through the large windows in the living and dining area, while the primary suite has a large walk in closet and its own private entrance to the large covered lakeside porch. The large bunk room comfortably accommodates guests, and you'll enjoy the multiple storage options throughout the home. With its well-appointed amenities and comfortable living spaces, it presents an exceptional opportunity for lakefront living. Sold fully furnished with a few exceptions. Agent related to seller.



Built in 1971

## Essential Information

ListingFeed	abor_vow
MLS® #	1758182
List Price	\$1,895,000

Sale Price	\$1,750,000
Sale Date	July 1st, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,487
Acres	0.20
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	508 Shadyside Lane
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, Water Available
Features	None
Parking	Driveway, Electric Gate, Gated
View	Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Tile, Vinyl
Appliances	Cooktop, Dishwasher, Electric Oven, Electric Water Heater, Disposal, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1

Stories One

## **Exterior**

Exterior Features Boat Lift, Boat Slip, Dock, Lighting, Outdoor Grill, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic

Windows Blinds

Roof Metal

Construction Brick, Stone, Wood Siding

Foundation Slab

## **School Information**

District Llano ISD

Elementary Llano

Middle Llano

High Llano