

# \$1,395,000 - 280 E Lakeshore Drive, Sunrise Beach

MLS® #3269616

---

## \$1,395,000

2 Bedroom, 1.00 Bathroom, 1,922 sqft  
Residential on 0.55 Acres

Sunrise Beach, Sunrise Beach, TX

Opportunity to Purchase This Wonderful Rustic Lake Cabin on 2 Lots. Approx. 100 Ft of some of most Sought after Waterfront in Sunrise Beach. The Cabin has Open Vaulted High Ceilings in Great Room & Dining Area with a Wall of Windows to Take in the Amazing Waterfront and Hill Country Views. Expansive Waterfront Covered Porch Facing the Lake. And overlooks the Lush Lawn with Massive Old Native Shade Trees. There is a covered One stall Boat dock with plenty of room for Fishing and Sunbathing. Gentle Slope to the Waterfront offers Plenty of shade and Cool Breezes. This Nostalgic Lake Home is a Rare Find. Sunrise Beach has 5 City Waterfront Parks, 3 with Boat Launches. There is plenty of room for expansion with the large lot. Basement is Wide open for additional game room, etc. Or Build your New Lake Home..Furniture May be available for purchase, with Exception of Cedar Blanket Chest in Bedroom. Historic Flood of 2018 did cause water in Basement only. This is truly a Fabulous Tranquil Lake Cabin, perfect for Family Fun on Lake LBJ.



Built in 1980

## Essential Information

ListingFeed	abor_vow
MLS® #	3269616
List Price	\$1,395,000

Sale Price	\$1,510,000
Sale Date	September 17th, 2021
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,922
Acres	0.55
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	280 E Lakeshore Drive
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### Amenities

Utilities	Above Ground Utilities
Features	Lake, Park
Parking	Detached Carport
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake Front

### Interior

Interior	Carpet, Vinyl
Appliances	Free-Standing Electric Range, Free-Standing Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2

Stories Two

**Exterior**

Exterior Features Dock

Lot Description Level, Trees Large Size, Views

Windows Insulated Windows

Roof Composition

Construction Wood Siding

Foundation Slab

**School Information**

District Llano ISD

Elementary Llano

Middle Llano

High Llano