

\$1,399,000 - 401 W Lakeshore Drive, Sunrise Beach

MLS® #3814334

\$1,399,000

2 Bedroom, 3.00 Bathroom, 1,674 sqft
Residential on 0.31 Acres

Sunrise Beach, Sunrise Beach, TX

Lake LBJ large cove waterfront with highly coveted east facing lakeside orientation. The property has a 2 bedroom, 2.5 bath home with open living and great views of the lake. The split level has the living, dining, kitchen and half bath on the lower level. The upper level has a primary bedroom and guest bedroom, The kitchen has stainless steel counter tops and all stainless appliances that remain with the home. The living area opens to a 400 square foot wood deck and is a relaxing spot to look at the beauty of the lake and Texas Hill Country. The primary bedroom has a walk-in closet with built in drawers, nicely finished bath with a double sink vanity and custom tile shower. The primary bedroom opens to a sunroom that is perfect peaceful relaxation. The guest room has a large closet, private bath with pedestal sink and opens to a small outdoor balcony. When you have a large crowd there is plenty of parking with a 2 car attached carport and enough room for 6-8 more vehicles in the driveway. The large storeroom has shelving, washer/dryer and refrigerator & adjoins the carport. The waterfront of course is the highlight and has a boat dock and PWC lift. There is a fire ring at the lakeside and patio area with a swing. This is some of the best waterfront in Sunrise Beach sitting on a large cove with some protection from the summer south winds. Swim, fish and boat or just enjoy the incredible large cove views. A huge benefit is the home is well above the 100 year year flood plain &



did not flood in 2018.

Built in 1964

Essential Information

ListingFeed	abor_vow
MLS® #	3814334
List Price	\$1,399,000
Sale Price	\$1,225,000
Sale Date	April 28th, 2023
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.31
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	401 W Lakeshore Drive
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Water Connected
Features	Fishing, Lake, Airport/Runway
Parking	Carport, Driveway
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Water Softener Owned, Washer, Water Softener
Heating	Central, Electric
Cooling	Central Air, Electric
Stories	Multi/Split

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters, Boat Lift
Lot Description	City Lot, Moderate Trees, Sprinklers In Ground, Views, Sprinklers Partial
Windows	Insulated Windows
Roof	Composition
Construction	Block, Wood Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano