

\$2,250,000 - 119 Cottonwood Drive, Sunrise Beach

MLS® #4344033

\$2,250,000

3 Bedroom, 4.00 Bathroom, 3,031 sqft
Residential on 0.28 Acres

Granite Shoals Lake Estat, Sunrise Beach, TX

Welcome to 119 Cottonwood Drive on fabulous Lake LBJ! This custom home was built with tremendous attention to detail in 2006, featuring over 100 feet of water frontage and panoramic views of the lake from nearly every room! Nestled on a large cove in the heart of Sunrise Beach, you'll enjoy everything that lake life has to offer and then some! As you enter into the home, your eyes will immediately be drawn to the unobstructed lake views from the seamless, custom windows. The large living area offers plenty of room for seating and indoor entertaining. Just off the living area, you'll find a luxurious gourmet kitchen - boasting custom wood cabinets, stunning granite countertops, a large island and a walk-in pantry. On the other side of the kitchen, you'll enter into the grand dining area with lake views. The main level features two bedrooms - including the primary suite with an attached bath and the secondary bedroom with an attached bath. The upper level features a spacious bedroom, en suite bath and a game/den area with a wet bar. EVERY level of this home gives access to multiple decks that wrap around the house and overlook the water from every direction. There is also a two car attached garage with plenty of room to store all of your lake toys! The double decker boat dock features a party deck on the top as well as an electric boat lift. You will never want to leave this place - it is a dream lake home! Life is always better at the lake!



Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	4344033
List Price	\$2,250,000
Sale Price	\$1,950,000
Sale Date	September 23rd, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,031
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	119 Cottonwood Drive
Subdivision	Granite Shoals Lake Estat
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Lake, Playground, Park
Parking	Attached, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile, Wood
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Appliances	Built-In Electric Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Electric Water Heater, Microwave, Oven, Plumbed For Ice Maker, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Water Softener, Trash Compactor
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Boat Slip, Dock, Exterior Steps, Rain Gutters
Lot Description	Cleared, Cul-De-Sac, Sprinklers In Front, Irregular Lot, Landscaped, Level, Sprinklers Automatic, Views
Windows	Insulated Windows, Screens
Roof	Metal
Construction	Frame, Masonry, Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano