

# \$1,500,000 - 723 Sandy Mountain Drive, Sunrise Beach

MLS® #5856772

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## \$1,500,000

3 Bedroom, 3.00 Bathroom, 2,517 sqft  
Residential on 0.61 Acres

Sunrise Beach, Sunrise Beach, TX

Stunning lakeside living awaits! This incredible 3-bed, 2.5-bath Lake LBJ property with its beautiful stained wood exterior feels like a private treehouse oasis. Surrounded by towering oak trees, this retreat-style property has multiple outdoor living spaces for taking in the gorgeous outdoor scenery. Whether you're having dinner out on the large upstairs deck or enjoying the breathtaking sunrise each morning out on the downstairs patio, the home's east-side facing backyard beams with all kinds of picturesque views. Completely remodeled in 2013, the home has a stylish design throughout and includes two natural light-filled living rooms, spacious bedrooms and a lovely, large upstairs kitchen with a brand new fridge. Half bath is conveniently located outside in the carport in close proximity to the lake. Outside, the covered boat deck can accommodate up to a 25-foot boat, has a lift for two jet skis. The 2 lots across the street are included where the septic field is located. The entire septic system was replaced only one year ago. Additionally notable, the home is fully equipped and can be sold furnished for a completely easy move-in-ready experience. This lakeside beauty is quite the gem and won't last long! Owner is a licensed broker.



Built in 1990

## Essential Information

ListingFeed	abor_vow
MLS® #	5856772
List Price	\$1,500,000
Sale Price	\$1,650,000
Sale Date	August 15th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,517
Acres	0.61
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	723 Sandy Mountain Drive
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Cable Available, Electricity Available, Water Available, Sewer Available
Features	None
Parking	Carport
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Waterfront

### **Interior**

Interior	Wood
Appliances	Dishwasher, Electric Water Heater, Microwave, Stainless Steel Appliance(s), Range
Heating	Central, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Slip
Lot Description	Landscaped, Many Trees, Sprinklers Automatic, Trees Large Size
Windows	Window Coverings
Roof	Composition
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano