

# \$1,250,000 - 421 W Lakeshore Drive, Sunrise Beach

MLS® #7727592

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 2,408 sqft  
Residential on 0.30 Acres

Sunrise Beach, Sunrise Beach, TX

Finally, an east facing, family lake house on one of the most desirable coves in Sunrise Beach! If you've been looking to buy on Lake LBJ, but keep getting priced out, here's your chance to own prime waterfront at an affordable price. This amazing 4/3 welcomes you with a cozy open living/kitchen area, fireplace and a relaxing open water view as soon as you walk in the front door. With multiple decks, it is perfect for year-round outdoor enjoyment. Built in 1990, the home includes a lower-level bunk room for the kids, laundry room, and a lake side storage garage to keep all your water toys. With 51' of lake frontage, the property is complete with an electric boat lift and a dock that is ideal for fishing and swimming. There is even enough room in the yard to add a pool. This one is ready for your own personal touch or use it as is. Make sure to bring your friends and family because there is also plenty of room for parking. If you come out to see this one, you will not want to leave. It is so peaceful out here! It truly has everything you need to get away and start #lakeliving!



Built in 1991

## Essential Information

ListingFeed	abor_vow
MLS® #	7727592
List Price	\$1,250,000

Sale Price	\$1,120,000
Sale Date	February 16th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.30
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	421 W Lakeshore Drive
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Unpaved
View	Lake, Water
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Carpet, Laminate
Appliances	Electric Range, Electric Water Heater, Microwave, Refrigerator, Trash Compactor
Heating	Central, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Wall/Window Unit(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Stories	Three Or More

### **Exterior**

Exterior Features	Boat Lift, Balcony
Lot Description	Cleared, Sloped Down, Few Trees
Windows	Blinds
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano