

# \$2,100,000 - 122 Thunderbird Lane, Sunrise Beach

MLS® #7756271

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## \$2,100,000

3 Bedroom, 3.00 Bathroom, 2,663 sqft  
Residential on 0.43 Acres

Sunrise Beach, Sunrise Beach, TX

Don't miss out on this unique chance to own a stunning waterfront home in Sunrise Beach. This property is perfect for hosting large gatherings or enjoying intimate moments with loved ones. Nestled on two spacious lots with 208 feet of waterfront in a protective cove, this home offers a safe beach area for children to play, a yard for outdoor activities, and a serene spot under a majestic oak tree for napping.

Originally built by David Weekley in 2011, this well-maintained single-story home can easily be expanded to include a second story for an additional bedroom and bathroom. The open concept layout seamlessly connects the kitchen, dining, and living areas, while the mudroom features a convenient half bath, extra storage, and a laundry room with access to the lake. The property also boasts an attached garage, ample driveway parking, and modern amenities such as a sound system, outdoor kitchen plumbing, and outdoor TV cable.

With 2,663 square feet of living space, 3 bedrooms, and 2.5 baths, this home comes equipped with a boat dock for one boat and two jet skis, as well as a spacious boathouse for storing water toys, a refrigerator, and yard tools. The strategic placement of the house on two lots ensures breathtaking lake views from nearly every room, while the southeast-facing patio and two-level decking capture refreshing summer breezes and shield from chilly north winds.



Situated at the end of a quiet street, this property offers unparalleled privacy and stunning views of wildlife, sunrises, sunsets, storms rolling in, rainbows, and more. The sale also includes 70 feet of inundated waterfront ownership, making this home a truly exceptional find in the area.

Built in 2011

### Essential Information

ListingFeed	abor_vow
MLS® #	7756271
List Price	\$2,100,000
Sale Price	\$1,990,000
Sale Date	June 7th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,663
Acres	0.43
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	122 Thunderbird Lane
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Not Available, Water Available, Water Connected
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Features	Barbecue, Fishing, Lake, Park, Airport/Runway, Trails/Paths
Parking	Attached, Door-Single, Driveway, Garage, Paved, Parking Pad, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Oven, Disposal, Gas Range, Gas Water Heater, Microwave, Propane Cooktop, Plumbed For Ice Maker, Range, Water Softener Owned, Stainless Steel Appliance(s), Water Softener
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room, Propane, Stone
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Slip, Dock, Lighting, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Sloped Down, Front Yard, Landscaped, Moderate Trees, Sprinklers Automatic, Trees Medium Size, Views
Windows	Blinds, Double Pane Windows, Drapes, Window Treatments
Roof	Composition
Construction	Cement Siding, Masonry, Stone
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano