

# \$4,599,000 - 2707 Sunny Point Drive, Horseshoe Bay

MLS® #8052980

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## \$4,599,000

8 Bedroom, 8.00 Bathroom, 8,128 sqft  
Residential on 0.43 Acres

Deer Haven, Horseshoe Bay, TX

Gorgeous one-of-a-kind French country Lakehouse. Beyond quality & expectations! Stunning double iron doors are flanked by antique wood doors from a Mexican church in San Miguel DeAllende. Slate flooring leads you into the massive wood cedar beamed 25 ft cathedral ceiling great room. Entertainers dream w/ three sitting areas, & a Fireplace so large you can walk under it. Game room area keeps everyone in the mix, terrific wet bar area complete w/ TV, dishwasher, level 5 Marble & custom cabinetry. Entire property remodeled a few years back. Gourmet kitchen, built in refrigerators, double ovens, warming drawer, massive island for entertaining. Intimate TV area w/ wood-burning fireplace off of the main floor bedroom, an open but casually elegant dining space w/ a Butler's pantry. Three additional bedrooms downstairs. One bedroom w/ an en-suite bath, 2 additional bedrooms share hall bath, downstairs has full access to downstairs patios & lake views. Owners retreat is sequestered some stairs, this incredibly private space has 3 fireplaces, a media room, a sitting area, gun closet, additional hall full bath, double vanities, Level 5 granite, 2 additional restrooms, plus stilling area, 55sqft shower/ steam bath, jacuzzi tub encased in layers of granite, w/ incredible sweeping views of Lake LBJ from every viewpoint. Additional guest house w/ 2 bedrooms a kitchenette and 2 full bathrooms perfect for entertaining or short stays outside of the main house. 3 glorious lots that face the water and cove at



around 220 sqft of water views. Downstairs gazebo has a full barbecue cooktop, wet bar + refrigerator for hot summer days also enjoy the private dock or large beach area for guests arriving by boat waterside. Well equipped boat house w/ boat docks & JetSki slip, tons of lush outdoor space w/ mature hundred year live oaks. Don't miss the incredibly unique wine cellar that has 2 stories w/Plumbing, climate control holding an estimated 1200 bottles of your finest wines securely.

Built in 1985

### Essential Information

ListingFeed	abor_vow
MLS® #	8052980
List Price	\$4,599,000
Sale Price	\$4,590,000
Sale Date	May 12th, 2023
Bedrooms	8
Bathrooms	8.00
Full Baths	8
Square Footage	8,128
Acres	0.43
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2707 Sunny Point Drive
Subdivision	Deer Haven
City	Horseshoe Bay
County	Llano
State	TX
Zip Code	78657

### Amenities

Utilities	Above Ground Utilities
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Features	Common Grounds/Area, Gated, Lake, Park, Pool, Street Lights
Parking	Attached, Concrete, Driveway, Garage, Garage Faces Side, Heated Garage, Kitchen Level, Lighted, Outside, Oversized, Paved
# of Garages	3
Garages	Garage Door Opener
View	Lake, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Lake Privileges, Waterfront

### **Interior**

Interior	Brick, Carpet, Slate, Tile, Wood
Appliances	Bar Fridge, Built-In Electric Oven, Built-In Electric Range, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Convection Oven, Cooktop, Dishwasher, Disposal, Double Oven, Down Draft, Dryer, Electric Cooktop, Electric Water Heater, Exhaust Fan, Free-Standing Freezer, Freezer, Induction Cooktop, Microwave, Oven
Heating	Ceiling, Central, Electric, Zoned
Cooling	Ceiling Fan(s), Central Air, Electric, Humidity Control
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Bath, Bedroom, Den, Family Room, Kitchen, Masonry, Outside, Primary Bedroom, Wood Burning
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Barbecue, Boat Lift, Boat Ramp, Boat Slip, Exterior Steps, Gas Grill, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Gentle Sloping, Landscaped, Many Trees, Private, Sloped Down, Sprinkler - Rain Sensor, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Trees Large Size, Views
Windows	Bay Window(s), Double Pane Windows, Drapes, Insulated Windows, Plantation Shutters, Window Coverings, Window Treatments, Wood Frames
Roof	Aluminum
Construction	Board & Batten Siding, Redwood Siding, Stone
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano