

# **\$1,479,000 - 136 Skyline Drive, Sunrise Beach**

MLS® #8057544

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## **\$1,479,000**

3 Bedroom, 3.00 Bathroom, 2,377 sqft  
Residential on 0.14 Acres

Sunrise Beach, Sunrise Beach, TX

Lake LBJ cove waterfront 3 bedroom, 3 bath beautifully finished home in Sunrise Beach, Texas. Located on a protected cove with 99 feet of tranquil lakefront this home is move in ready. The open living area has a custom kitchen with granite countertops including a breakfast bar, dining area and vaulted ceiling living area accented with a fireplace. The living area opens to a deck with sensational views of the lake and Texas Hill Country. The owner`s suite has a lakeside view, deck access and elegant bath with custom shower. All floors are engineered hardwood and add to the beauty and cottage feel of the home. Also located on the main floor is another bedroom, nicely finished bath, great office and washer dryer closet. The initial lake cabin was built around 1960, expanded around 2006 and the lower level was converted from screened in porch to living area in 2014 and 2016. The lower level is a great place for the kids and visitors with a large living area (gameroom), small office, beautiful bath and a bedroom. There is an additional room that has conditioned air that can be used as another office, storage or workshop. The home is located well above and out of the 100 year floodplain, did not flood in 2018 and has a fantastic dock with a boat lift and lifts for 3 PWCs. The rock patio with a firepit and dock patio provide great lakeside enjoyment and relaxation. Sunrise Beach is a fantastic community with 5 parks and three boat ramps. Don`t miss your chance to own a great Lake LBJ property



Built in 1960

## Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 8057544                 |
| List Price     | \$1,479,000             |
| Sale Price     | \$1,850,000             |
| Sale Date      | February 7th, 2022      |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,377                   |
| Acres          | 0.14                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 136 Skyline Drive |
| Subdivision | Sunrise Beach     |
| City        | Sunrise Beach     |
| County      | Llano             |
| State       | TX                |
| Zip Code    | 78643             |

## Amenities

|               |   |
|---------------|---|
| Utilities     | Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected |
| Features      | Fishing, Airport/Runway   |
| Parking       | Unpaved   |
| View          | Hills, Lake   |
| Is Waterfront | Yes   |
| Waterfront    | Lake Front, Boat Ramp/Lift Access   |

## Interior

|            |                            |
|------------|----------------------------|
| Interior   | Wood                       |
| Appliances | Dishwasher, Electric Range |
| Heating    | Electric                   |

|                 |  |
|-----------------|--|
| Cooling         | Central Air, Ceiling Fan(s), Electric, Multi Units |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Family Room, Gas Log                               |
| # of Stories    | 2  |
| Stories         | Two  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Boat Lift, Balcony, Dock, Rain Gutters, Fire Pit   |
| Lot Description   | Back Yard, Sprinklers In Rear, Landscaped, Sprinklers Automatic, Trees<br>Medium Size, Views |
| Windows           | Insulated Windows, Screens   |
| Roof              | Composition  |
| Construction      | HardiPlank Type  |
| Foundation        | Pillar/Post/Pier, Slab   |

### **School Information**

|            |            |
|------------|------------|
| District   | Llano ISD  |
| Elementary | Packsaddle |
| Middle     | Llano      |
| High       | Llano      |