

\$2,195,000 - 708 Sunrise Avenue, Sunrise Beach

MLS® #8723749

\$2,195,000

5 Bedroom, 4.00 Bathroom, 3,106 sqft
Residential on 0.34 Acres

Sunrise Beach, Sunrise Beach, TX

Enjoy lake life at its best with this classic lake house located on open water in the popular city of Sunrise Beach. This home is ideally positioned on multiple lots with 90 feet of East facing water to enjoy panoramic views, morning sunrises and most importantly, afternoon shade. The wide-open main living area is nothing short of spectacular with towering, vaulted ceilings, fireplace and floor to ceiling glass to take advantage of the views. The kitchen is an entertainer's delight with handcrafted cabinets, granite counters, breakfast bar and a full complement of stainless appliances. The main level master suite features vaulted ceilings, laminate wood floors, tiled shower, dual sinks and access to a covered lakeside deck. Your friends and family will enjoy two nicely appointed guest rooms connected by a Jack and Jill bath on the main level plus a guest suite with full bath upstairs. In addition, downstairs there is a large secondary living room with wet bar, a fourth guest suite with private bath and a secondary laundry. Outdoor living is easy from the covered wraparound upper deck, the downstairs deck or the lush level lawn. The water enthusiast will love the boathouse offering 1000+ sq ft of covered space including sitting area, boatlift, 4 Jet-Ski ramps, rope swing and more. Other amenities include a gated entrance, 2-car carport, storage building, fencing around entire property, towering trees and ample parking. The home comes furnished with few exceptions and it includes



the four Jet-Skis and boat.

Built in 1995

Essential Information

ListingFeed	abor_vow
MLS® #	8723749
List Price	\$2,195,000
Sale Price	\$1,950,000
Sale Date	July 27th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,106
Acres	0.34
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	708 Sunrise Avenue
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Electricity Connected, Water Connected
Features	Park
Parking	Carport, Circular Driveway, Electric Gate
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

Interior

Interior	Concrete, Laminate, Tile
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Appliances	Built-In Electric Range, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Stories	Three Or More

Exterior

Exterior Features	Balcony, Boat Slip, Rain Gutters
Lot Description	Few Trees, Landscaped, Sprinklers In Rear
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Wood Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano