

# \$1,550,000 - 108 Elm Court, Sunrise Beach

MLS® #8830023

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## \$1,550,000

3 Bedroom, 3.00 Bathroom, 1,960 sqft  
Residential on 0.90 Acres

Sunrise Beach, Sunrise Beach, TX

Oh what a great lake house! Cute, casual, and so functional for lake life. Great location on Lake LBJ with 92" of beautiful east facing openwaterfront, fantastic lakeside entertaining, lots of room for the kids to run and play on almost one acre lot. The house has a great set up for lake living and accommodating family and friends. Stunning views, huge entertaining deck, beautiful slate floors, kitchen, living, 2bedrooms 2 full baths and game room in the main house, detached guest bedroom with full bath. The boat house has a large deck, oneboat slip and double jet ski lift for all those lake toys ready to hit the lake for a wonderful adventure of boating, fishing, sailing, swimming, kayaking, paddle boarding, relaxing or just enjoying life! Lake LBJ is the perfect place to provide your family with a relaxing laid-backescape in today's hectic world. Come have a look!



Built in 1988

## Essential Information

ListingFeed	abor_vow
MLS® #	8830023
List Price	\$1,550,000
Sale Price	\$1,300,000
Sale Date	May 22nd, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,960
Acres	0.90
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	108 Elm Court
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Electricity Connected, Phone Available, Water Connected
Features	Lake
Parking	Carport
View	Lake
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Carpet, Slate
Appliances	Dishwasher, Electric Range, Refrigerator, Dryer
Heating	Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Lift, Boat Slip
Lot Description	Level, Views
Windows	Double Pane Windows
Roof	Composition

Construction	Frame
Foundation	Slab

**School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano