

\$899,000 - 114 Shady Circle Drive, Sunrise Beach

MLS® #171976

\$899,000

3 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.15 Acres

Timbercove, Sunrise Beach, TX

This south facing cottage has a beautiful view of the cove out to open water. This well maintained cottage has a covered lakeside seating area that opens to the covered boat dock and fishing/swimming pier. Sunrise Beach offers many amenities – 5 parks, 3 boat launches, pickleball courts, walking trail, playground, picnic sites, fishing piers, and swimming area. SRB is incorporated with an elected Mayor and council, a police department, water department, airport (complete with a helipad for care flight service) and is now covered by both a paid and volunteer fire department through the recently approved Emergency Service District supported by an active group of First Responders. Timber Cove Park is nearby and has facilities for both the children and adults. Ownership allows you to use the Civic Center building for personal meetings with a simple reservation. Activities include the Citizens for Civic Action (CCAA) and the Beachers, a marching/performance group, and sponsored exercise and game programs. Kingsland provides nearby shopping and both Packsaddle Elementary (LISD) and the K-12 Charter school. LISD provides bus service for students. Both Seton and Baylor Scott and White have clinics in Kingsland (6 miles) Vet Ride will provide service to veterans by appointment. You have to see this view to appreciate the bargain this property offers. It is probably the lowest priced waterfront property on Lake LBJ.



Built in 1992

Essential Information

MLS® #	171976
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,026
Acres	0.15
Year Built	1992
Type	Residential
Sub-Type	Manufactured On Land
Status	Active

Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Cove
Waterfront Footage	77

Community Information

Address	114 Shady Circle Drive
Subdivision	Timbercove
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Interior

Interior Features	Cable Available, Split Bedroom
Appliances	Electric Range, Washer Hookup
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sprinkler System
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Roof	Metal
Construction	HardiPlank Type
Foundation	Pier & Beam

School Information

District	Llano
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Additional Information

Date Listed	January 29th, 2025
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