

\$549,900 - 115 Channel Dr, Sunrise Beach

MLS® #172079

\$549,900

2 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.51 Acres

Granite Shoals Lake Estates, Sunrise Beach, TX

Welcome to 115 Channel Dr – Your Lake LBJ Retreat! Discover lakeside living at its best with this charming retreat offering 68 feet of waterfront on highly sought-after Lake LBJ. Thoughtfully designed and fully renovated, this 2-bedroom, 2-bathroom home blends comfort, style, and endless possibilities. Inside, you’ll find a spacious living room that flows into a beautifully updated kitchen featuring brand-new appliances, a breakfast bar, and plenty of space for entertaining. The primary suite offers a large walk-in closet, ensuite bath, and French doors opening directly onto the waterfront patio. The second bedroom is equally spacious with its own walk-in closet for ample storage. A detached single-car garage/workshop adds versatility – perfect for storing lake gear, creating a game room, or using as a hobby space. Outside, enjoy the freshly seeded yard, mature trees, a brand-new dock, and terraced waterfront for easy lake access. This unique channel property also includes an additional lot across the street, providing exciting opportunities for expansion, customization, or investment. The cleared lot next door is also available for purchase (an additional 68 feet of waterfront!) and may be negotiated as part of your offer. A very short distance from open water, this home delivers the perfect balance of privacy and accessibility. Completely furnished and move-in ready, this Lake LBJ gem is truly a must-see. Don’t just imagine the



possibilities – come experience them.

Built in 1984

Essential Information

MLS® #	172079
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.51
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Active

Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Channel
Waterfront Footage	136

Community Information

Address	115 Channel Dr
Subdivision	Granite Shoals Lake Estates
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Amenities	Park, Water
Garages	1 Car Detached Garage

Interior

Interior Features	Breakfast Bar, Handicap Access, Walk-In Closet(s), No Steps to Entry
-------------------	--

Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator, Washer Hookup, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Roof	Composition
Construction	Wood Siding, HardiPlank Type
Foundation	Slab

School Information

District	Llano
----------	-------

Additional Information

Date Listed	February 24th, 2025
-------------	---------------------

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.