

\$479,000 - 109 Channel Drive, Sunrise Beach

MLS® #174235

\$479,000

2 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.27 Acres

Sunrise Beach, Sunrise Beach, TX

Do you think lakefront living is out of your reach? Run, don't walk to this incredible investment opportunity. Ready to turn a vision into reality? This 2 bedroom, 2 bath lake house is perfectly positioned on a channel in the charming community of Sunrise Beach. This is more than just a home; it's a place where memories are made while enjoying the ultimate lakeside escape. This move in ready house may it require a few updates, but the unbeatable location provides direct channel access to Lake LBJ and is perfect for boating, fishing, and enjoying all the lake has to offer. Unleash your creativity and transform this delightful home into a stunning waterfront haven. Seize this chance to invest in the coveted Lake LBJ lifestyle!

Built in 1985

Essential Information

MLS® #	174235
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.27
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence



Status	Active
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Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Channel
Waterfront Footage	70

Community Information

Address	109 Channel Drive
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Garages	2 Car Attached Garage
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Interior

Appliances	Dishwasher, Electric Range, Refrigerator
Cooling	Central Air
# of Stories	1

Exterior

Roof	Composition
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	July 12th, 2025
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