

\$4,975,000 - 156 Skyline Dr, Sunrise Beach

MLS® #174677

\$4,975,000

4 Bedroom, 4.50 Bathroom, 4,498 sqft

Residential on 0.46 Acres

Sunrise Beach, Sunrise Beach, TX

A rare opportunity to own a brand-new, fully furnished Paul Allen Custom Home on Lake LBJ in Sunrise Beach Village. Located on Skyline Drive with 58 feet of premier water frontage and a covered boat lift, this architectural masterpiece blends refined modern design with effortless lakefront living. Spanning three levels, the home features Porcelanosa Coral Caliza matte tile throughout the first floor and patios, and wide-plank European Oak flooring on upper levels. A floating metal staircase with oak treads, custom ceilings, and a limestone accent wall complement walls of glass framing open-water views. The gourmet kitchen offers Michael Edwards cabinetry, quartzite counters, waterfall island, Wolf 48-inch dual fuel range, SubZero refrigerator and freezer, Cove dishwasher, and reverse osmosis system. A walk-in pantry adds JennAir refrigeration, Fisher-Paykel dishwasher drawers, and quartz surfaces. A custom wet bar includes a Liebherr wine fridge, Scotsman ice maker, hammered nickel sink, and LED-lit shelves. Two guest suites on the main level share a game room and covered terrace. The third floor holds two lakeview primary suites with spa baths, separated by a private lounge. A walnut-finished Symmetry elevator serves all levels. Outdoors features a pool, spa, summer kitchen, and sloping lawn to the water's edge. Just 12 miles from Marble Falls, this turnkey property offers sophisticated waterfront living in the Texas Hill Country.



Built in 2025

Essential Information

MLS® #	174677
Price	\$4,975,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,498
Acres	0.46
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active
Has Pool	Yes
Pool Description	In Ground

Water Feature/View

View	Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Open Water
Waterfront Footage	57

Community Information

Address	156 Skyline Dr
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Amenities	None
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Interior

Interior Features	Audio System, Wet Bar, Breakfast Bar, Elevator
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Appliances	Dishwasher, Disposal, Microwave, Gas Range, Built-In Refrigerator
Fireplace	Yes
Fireplaces	One
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Wood Siding, Stucco
Foundation	Slab

School Information

District	Other
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Additional Information

Date Listed	August 11th, 2025
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