

\$1,499,000 - 303 Granite Shoals Lane, Sunrise Beach

MLS® #175292

\$1,499,000

3 Bedroom, 3.00 Bathroom, 2,652 sqft

Residential on 0.64 Acres

Sunrise Beach Unit 2b, Sunrise Beach, TX

Welcome home. Make your lakehouse dream a reality. Turn key ready for the upcoming holidays! Comfortably sleeps 12. This jewel includes 2 separate living areas for additional space and is completely furnished and ready for your family and lots of guests. The huge yard (over 1/2 acre) allows for more privacy . There are 86 feet of waterfront footage with 2 electric boat lifts, a sprinkler system, well maintained yard and a huge garage area as well. Boat dock has it's own sink for easy fish cleaning. Upstairs this lovely home has 2 bedrooms with each having it's own bath. Both bedrooms open up to the upstairs patio to enjoy the view of open water on Lake LBJ. There is outside dining areas on the both back patios. The owners suite is large enough for an additional office space and the bathroom offers 2 sinks, a tub and a shower. New water heater was added in 2024. The downstairs living area has a cozy TV / gameroom area and beds to accomodate 6 adults in that area. The third bedroom is separate for the more private guests. This house is one of a kind ! All your family can fit under 1 roof. Lake LBJ is located in the Texas Hill Country and is a controlled level lake for year round fishing, and watersports

Built in 1991

Essential Information

MLS® #

175292



Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,652
Acres	0.64
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Water Feature/View

View	Hill Country, Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Channel
Waterfront Footage	86

Community Information

Address	303 Granite Shoals Lane
Subdivision	Sunrise Beach Unit 2b
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Amenities	Park, Water
Garages	2 Car Attached Garage, 1 Car Carport, Side Entry

Interior

Interior Features	High Ceilings, Counters-Solid Srfc, Split Bedroom
Appliances	Dishwasher, Dryer, Disposal, Microwave, Gas Range, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	One

# of Stories	2
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Exterior

Exterior Features	Balcony, Sprinkler System
Roof	Composition
Construction	Wood Siding, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	October 7th, 2025
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