# \$545,000 - 107 Channel Dr, Sunrise Beach

MLS® #2939514

## \$545,000

3 Bedroom, 2.00 Bathroom, 1,614 sqft Residential on 0.50 Acres

Sunrise Beach, Sunrise Beach, TX

Are you looking for open water views of Lake LBJ without the price? Welcome home! This beautiful lakehouse has been renovated for today's standards and offers incredible views from several rooms and porches of wide open water. Offered mostly furnished (contact for exclusions) for a turn key experience it's perfect for first time lake buyers to a full time residence that wants a piece of Hill Country Heaven. Inside you will find the open living areas, kitchen, powder room, and outdoor entertaining patios up. Downstairs has a large foyer entry, three large bedrooms, a full bath with dual entries, multiple outdoor access points to the oversized patio, laundry, and golf cart garage. The outdoor living areas are awesome leading down to your private boat slip and jet ski ramps. Seconds to open water for all the wake surfing, boarding, skiing, tubing, fishing, etc you can handle - check out the video to see! Sunrise Beach's newly updated park with pickleball courts is so close for the kids and adults to play along with multiple restaurants. Camp Champions fireworks show from the patio is not to be missed - come take a look today!







Built in 1985

#### **Essential Information**

MLS® # 2939514 Price \$545,000 Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,614

Acres 0.50

Year Built 1985

Type Residential

Sub-Type Single Family Residence

Status Active

### Water Feature/View

View Hills, Lake, Lake LBJ

Is Waterfront Yes

Water Body Lake LBJ

# **Community Information**

Address 107 Channel Dr

Area LL

Subdivision Sunrise Beach

City Sunrise Beach

County Llano

State TX

Zip Code 78643

#### **Amenities**

Utilities Electricity Available

Features Park

Parking Garage Faces Front

#### Interior

Interior Carpet, Tile, Laminate

Appliances Dishwasher, Electric Water Heater, Microwave, Stainless Steel

Appliance(s), Free-Standing Electric Range, Oven

Heating Central, Electric

Fireplaces None

# of Stories 2

Stories Two

#### **Exterior**

Exterior Features Boat Lift, Dock

Lot Description Sprinklers In Front, Level, Sprinklers Automatic, Trees Medium Size,

Moderate Trees, Views

Roof Composition

Construction Frame, HardiPlank Type

Foundation Slab

## **School Information**

District Llano ISD Elementary Packsaddle

Middle Llano High Llano

#### **Additional Information**

Date Listed April 28th, 2025

Days on Website 181

Days on Market 186

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