

# \$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, Laminate, Tile
Appliances	Dishwasher, Electric Water Heater, Free-Standing Electric Range, Microwave, Stainless Steel Appliance(s), 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, Views, Moderate Trees
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	159
Days on Market	154

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