

\$999,000 - 322 Granite Shoals Ln, Sunrise Beach

MLS® #4105836

\$999,000

3 Bedroom, 3.00 Bathroom, 2,580 sqft

Residential on 0.10 Acres

Sunrise Beach Unit 2B, Sunrise Beach, TX

Lake LBJ waterfront home located on a peninsula in Sunrise Beach, Texas. Located in the scenic Texas Hill Country Lake LBJ is a controlled level lake offering great fishing, boating and water sports. This 3 bedroom, 3 bath home has open living with high vaulted ceiling, a custom kitchen including a breakfast bar with granite counter tops and large dining area. The living area opens to a lakeside covered patio with a masonry wood burning fireplace. The owner's suite has its own bath and a small balcony with great lake views. The upper level also has a large second living area that can be used as a game room and bunk room combination. The lakeside offers a long boat lift made out of concrete and steel with an upper deck for enjoying the incredible views of the lake and Hill Country. There is a PWC lift for 2 craft and the lakeside also has 2 small sand beaches for the little ones to play. The water quality is excellent as it is on the protected side of the peninsula.

Built in 1960

Essential Information

MLS® #	4105836
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,580



Acres	0.10
Year Built	1960
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	322 Granite Shoals Ln
Area	LL
Subdivision	Sunrise Beach Unit 2B
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Cable Available, Electricity Connected, Water Connected
Features	Airport/Runway
Parking	Attached Carport

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Range, Electric Water Heater, Microwave, Free-Standing Range
Heating	Ceiling, Central
# of Fireplaces	1
Fireplaces	Masonry, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Lift, Dock
Lot Description	City Lot, Views
Roof	Metal

Construction	HardiPlank Type
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	March 10th, 2025
Days on Website	215
Days on Market	215

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