

\$1,199,000 - 705 Sandy Mountain Dr, Llano

MLS® #4367588

\$1,199,000

3 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.22 Acres

Sunrise Beach, Llano, TX

This stunning Lake LBJ waterfront home in Sunrise Beach has been reduced to \$1,195,000, making it the most affordable open water property in the area.

This three-bedroom, three-bathroom lakeside home in the heart of the Texas Hill Country offers an incredible value. The open-concept living area features large windows that fill the space with natural light, a cozy wood-burning fireplace, and a spacious dining area with beautiful lake views. The kitchen is designed for both functionality and style, with granite countertops, a breakfast bar, and scenic views of the water.

The owner's suite boasts stunning views of the lake and Hill Country, along with a luxurious ensuite bath featuring a custom shower. The lower level serves as a versatile bunk-room and second living/game room with its own adjoining bathroom.

Outdoor living is a dream with multiple lakeside decks, a boat dock with lift, and a dual personal watercraft lift. The waterfront is perfect for swimming and fishing, and the property offers breathtaking views of Blue Lake Estates. Plus, the coveted east-facing orientation ensures shade in the afternoons.

Importantly, this home did not flood in 2018 or 2025 and sits well above the 100-year floodplain. Furniture, boat, and personal watercraft are negotiable. Would also make a great income property!



Built in 1986

Essential Information

MLS® #	4367588
Price	\$1,199,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	0.22
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	Hills,Lake,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	705 Sandy Mountain Dr
Area	LL
Subdivision	Sunrise Beach
City	Llano
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected, Cable Connected, Natural Gas Not Available, Sewer Not Available
Features	Park
Parking	Driveway, Garage Faces Side
# of Garages	1

Interior

Interior	Laminate, Tile
Appliances	Dishwasher, Free-Standing Refrigerator, Microwave, Electric Water

	Heater, Range, Washer/Dryer Stacked, Water Softener, Water Softener Owned
Heating	Central
# of Fireplaces	1
Fireplaces	Great Room, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters, Balcony, Boat Lift, Dock, Exterior Steps
Lot Description	Sprinklers In Rear, Landscaped, Many Trees, Trees Medium Size, Views
Roof	Metal
Construction	Block, Masonite, Stucco
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

Additional Information

Date Listed	April 29th, 2025
Days on Website	201
Days on Market	173

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