

\$500,000 - 107 Channel Dr, Sunrise Beach

MLS® #7805463

\$500,000

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 with room to expand and add an additional lift as well. Literally 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® #	7805463
Price	\$500,000



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	Laminate, Tile
Appliances	Dishwasher, Exhaust Fan, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Slip, Dock, Dog Run, Private Yard, See Remarks, Boat Lift
Lot Description	Sprinklers In Front, Level, Moderate Trees, Sprinklers Automatic, Trees Medium Size, Views
Roof	Composition
Construction	Frame, HardiPlank Type
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	November 8th, 2025
Days on Website	8
Days on Market	1

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