

\$675,000 - 312 W Lakeshore Dr, Sunrise Beach

MLS® #9690161

\$675,000

3 Bedroom, 2.00 Bathroom, 2,103 sqft
Residential on 0.40 Acres

Sunrise Beach Unit 2A, Sunrise Beach, TX

Immaculate 3 bedroom, 2 bath home located in Sunrise Beach in the Texas Hill Country. Sunrise Beach has 5 parks, 3 with boat ramps to enjoy all that Lake LBJ offers. This home is well constructed and exceptionally maintained. Part of the front yard and all of the backyard has a wrought iron fence to enhance the landscaping and garden experience while keeping the deer out. The home has a sizable entry and large open living area with dining area, living room with a fireplace, a bar with a wine cooler, large kitchen with a breakfast bar, an island and pantry. The granite countertops accent the kitchen. The primary bedroom is very large and has a primary bath with large build out walk in closet, 2 sinks and fabulous walk in closet. The home features a split bedroom plan with two large bedrooms and a bath off the other side of the open living area. There is also a workshop/craft room off the 3 car garage. The exterior is beautiful 100% stone. From the open living area step outside to the large covered patio with huge Texas Hill Country views. Constructed with attention to detail this property will make an excellent fulltime residence. There is also a storage building in the backyard and plenty of room for a garden. All appliances remain with the home and the large entertainment center in the living area.

Built in 2014

Essential Information



MLS® #	9690161
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,103
Acres	0.40
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake
------	------------

Community Information

Address	312 W Lakeshore Dr
Area	LL
Subdivision	Sunrise Beach Unit 2A
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Water Connected
Features	Fishing, Lake, Park, Airport/Runway
Parking	Driveway, Garage Faces Front
# of Garages	3

Interior

Interior	Tile
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Washer, Free-Standing Electric Range, Water Softener
Heating	Central, Electric, Ceiling
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1

Stories One

Exterior

Exterior Features Rain Gutters
Lot Description Landscaped, Sprinklers Automatic, Views, Sprinklers Partial
Roof Composition
Construction HardiPlank Type, Stone Veneer
Foundation Slab

School Information

District Llano ISD
Elementary Packsaddle
Middle Llano
High Llano

Additional Information

Date Listed August 6th, 2025
Days on Website 66
Days on Market 31

Property Listed by: Trammell & Associates LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 12:01am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.