

\$160,000 - 127 Channel Dr. , Sunrise Beach

MLS® #00127

\$160,000

0 Bedroom, 0 Bathroom,
Land / Farm on 0.21 Acres

Granite Shoals Lake Estates, Sunrise Beach,
Texas

Lowest priced lot on LBJ has 70' waterfront, true water access! Fantastic vacant lot spanning 0.21 acres, situated in the picturesque Sunrise Beach community. This incredible property offers the perfect opportunity to build your dream waterfront home with canal access to the renowned Lake LBJ. Boasting 70 feet of waterfront, this lot presents an idyllic setting for water enthusiasts and nature lovers alike. As you explore the lot, you'll be delighted to find the presence of mature trees that not only enhance the natural beauty of the surroundings but also provide shade and privacy. These majestic trees offer a serene ambiance, creating a tranquil atmosphere that makes this property truly special. Residents can take advantage of the nearby community park, which grants access to Lake LBJ through a convenient boat ramp. Whether you enjoy boating, fishing, or simply taking leisurely walks along the water's edge, this feature ensures endless opportunities for recreation and relaxation. Additionally, this area offers the added benefit of a public turf runway airport, providing a unique convenience for aviation enthusiasts. If you're a pilot or have an interest in aviation, you'll appreciate the ease of access to this public airport, which adds a distinct charm to the community. Sunrise Beach is known for its peaceful and friendly atmosphere, making it a sought-after destination for both full-time residents and vacation homeowners. With its



prime location near the shores of Lake LBJ, residents can revel in the beauty of nature while still being within proximity to essential amenities and services. Embrace the chance to build your own custom home and create a lifestyle surrounded by natural beauty, recreation, and the tranquil sounds of the water. Come and experience the limitless possibilities that await on Lake LBJ!

Essential Information

MLS® #	00127
Price	\$160,000
Acres	0.21
Type	Land / Farm
Status	Sold

Community Information

Address	127 Channel Dr.
Subdivision	Granite Shoals Lake Estates
City	Sunrise Beach
State	Texas
Zip Code	78643

Amenities

Features	Lakefront, Riverfront, Waterfront
Waterfront Type	Canal
Waterfront Footage	70
Water Feature/View	Lake LBJ

Exterior

Lot Description	0.21
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School Information

District	Llano ISD
Elementary	Packsaddle Elementary
Middle	Llano Junior High
High	Llano High School

Additional Information

Short Term Rental Allowed no