

# \$499,000 - 207 Inspiration Dr, Sunrise Beach

MLS® #00207

**\$499,000**

3 Bedroom, 2 Bathroom, 1,704 sqft

Residential on 0.88 Acres

Sunrise Beach, Sunrise Beach, Texas

Perfectly situated on a 0.88 acres and offering elevated panoramic views, this charming property is beautifully landscaped with rock and stone pavers to allow you to venture throughout the native vegetation. The circular drive and attached two car garage is paired with an RV/Boat parking pad complete with RV Hookups. Keep in mind the nearby boat ramp within McNair Park! As you make your way into the residence you arrive within the foyer. With a split design concept, you will find a bedroom to your left and another down the hall to your right, both complete with ceiling fans and walk-in closets. Also in this hall is the large utility and laundry space which is complete with built-in shelving and storage. With an open design layout in play, you can fluidly entertain while enjoying the exceptional views of Lake LBJ through the expansive windows that run the length of the home. The spacious kitchen features custom cabinetry and a walk -in pantry offering a generous amount of storage. Prep for any meal with the ample counterspace provided and paired with bar seating that opens up into the neighboring dining area. The beamed vaulted ceiling accentuates the stone - masonry fireplace situated in the corner of the living room. From here, you can access the Owner's Suite which offers the best bedside view, featuring an attached en suite with a single vanity and jetted soakers tub as well as a large closet with built-in features. Departing from the Owner's Suite you will find yourself on the



500+ sq.ft covered balcony that offers elevated North-Eastern views to enjoy a morning sunrise peak over Lake LBJ.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 00207       |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Square Footage | 1704        |
| Acres          | 0.88        |
| Year Built     | 2004        |
| Type           | Residential |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 207 Inspiration Dr |
| Subdivision | Sunrise Beach      |
| City        | Sunrise Beach      |
| State       | Texas              |
| Zip Code    | 78643              |

**Amenities**

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Features     | Dishwasher, Fireplace, Hardwood Floors, Living Room, Microwave |
| # of Garages | 2                                                              |

**Interior**

|         |   |
|---------|---|
| Stories | 1 |
|---------|---|

**Exterior**

|                 |      |
|-----------------|------|
| Lot Description | 0.88 |
|-----------------|------|

**School Information**

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