

# \$999,000 - 322 Granite Shoals Lane, Sunrise Beach

MLS® #172159

**\$999,000**

3 Bedroom, 3.00 Bathroom, 2,580 sqft

Single-Family on 0.10 Acres

Sunrise Beach Unit 2b, Sunrise Beach, TX

Lake LBJ waterfront home located on a peninsula in Sunrise Beach, Texas. Located in the scenic Texas Hill Country Lake LBJ is a controlled level lake offering great fishing, boating and water sports. This 3 bedroom, 3 bath home has open living with high vaulted ceiling, a custom kitchen including a breakfast bar with granite counter tops and large dining area. The living area opens to a lakeside covered patio with a masonry wood burning fireplace. The owner's suite has its own bath and a small balcony with great lake views. The upper level also has a large second living area that can be used as a game room and bunk room combination. The lakeside offers a long boat lift made out of concrete and steel with an upper deck for enjoying the incredible views of the lake and Hill Country. There is a PWC lift for 2 craft and the lakeside also has 2 small sand beaches for the little ones to play. The water quality is excellent as it is on the protected side of the peninsula.

Built in 1960

## Essential Information

MLS® #	172159
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,580



Acres	0.10
Year Built	1960
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	322 Granite Shoals Lane
Subdivision	Sunrise Beach Unit 2b
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### Amenities

Amenities	Park, Water
Garages	1 Car Carport
View	Hill Country, Lake, Lake LBJ
Is Waterfront	Yes
Waterfront	Cove

### Interior

Interior Features	Breakfast Bar, Cable Available, Granite Counters, Vaulted Ceiling(s), Over 14ft Celing
Appliances	Dishwasher, Microwave, Electric Range, Washer Hookup, Electric Water Heater
Heating	Central, Ductless
Cooling	Central Air, Wall/Window Unit(s), Ductless
Fireplace	Yes
Fireplaces	One, Masonry
# of Stories	2

### Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Wood Siding, HardiPlank Type
Foundation	Slab

### School Information

District Llano

**Additional Information**

Date Listed March 1st, 2025

**Listing Details**

Listing Agent Charles Trammell

Listing Office Trammell & Associates LLC

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.  
Listing information last updated on October 14th, 2025 at 3:46am CDT