

\$3,300,000 - 103 Sandy Mountain Drive, Sunrise Beach

MLS® #174913

\$3,300,000

4 Bedroom, 4.50 Bathroom, 3,574 sqft

Single-Family on 0.80 Acres

Sunrise Beach Unit 1, Sunrise Beach, TX

Lake LBJ custom waterfront home located in Sunrise Beach. This home was constructed in 2006 and has expansive views of the lake and Texas Hill Country. The home has 3574 SF and consists of 4 bedrooms, 4 baths and 1 half bath. The open living has great views, is accented with a fireplace, and opens to a large main level patio with excellent eastern exposure views. The dining area is large, and the custom kitchen has an island, breakfast bar and large breakfast nook. The owner suite has a great view, large bath with shower, jetted tub, double vanity and huge walk in closet with built ins. On the main floor is also another bedroom with private bath, office, large utility room and access to the 2+ car garage with room for a golf cart. The lower level has another living area with a kitchenette, built in cabinets, 2 more baths, 2 more bedrooms and also opens to a large covered patio. The home is loaded with extras such as a central vac, granite counter tops on all built in cabinets, water softener and much more. The lakeside has a 2 stall boat dock with electric lifts, a dock storeroom and large lakeside storage building that could also be converted into a bar or refreshment center. The home will make a great fulltime home or vacation property for a large family. Come see for yourself all that this property has to offer.

Built in 2006

Essential Information



MLS® #	174913
Price	\$3,300,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,574
Acres	0.80
Year Built	2006
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom
Status	Active

Community Information

Address	103 Sandy Mountain Drive
Subdivision	Sunrise Beach Unit 1
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

View	Hill Country, Lake, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	High Ceilings, Antique Fixtures, Wet Bar, Breakfast Bar, Cable Available, Central Vacuum, Coffered Ceiling(s), Crown Molding, Granite Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater, Cooktop
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	One
# of Stories	2

Exterior

Exterior Features	Rain Gutters, Open Concrete Areas, Sprinkler System
Roof	Composition
Construction	Wood Siding, Stone, Stucco
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	September 1st, 2025
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Listing Details

Listing Agent	Charles Trammell
Listing Office	Trammell & Associates LLC

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