

\$1,299,000 - 116 Shady Circle Drive, Sunrise Beach

MLS® #175439

\$1,299,000

3 Bedroom, 2.00 Bathroom, 2,102 sqft

Single-Family on 0.76 Acres

Timbercove, Sunrise Beach, TX

307 feet of Lake LBJ waterfront with home located in Sunrise Beach nestled in the Texas Hill Country. This home has 3 bedrooms, 2.5 baths and is surrounded on 3 sides by the lake and covered porches to enjoy great lakeside living. The home features a roomy kitchen with quart counter tops, large utility room, ample dining room area and family room with a tall ceiling. The large owner`s suite has a sunroom, private bath and access to the lakeside. Upstairs are 2 more bedroom and a bath. Outside is a detached garage with extra depth for storage or a golf cart , storage shed that could be used as a greenhouse and 2 docks, 2 PWC lift and 2 PWC drive up ramp. The home is also equipped with a generator in case of power failures.



Built in 2001

Essential Information

MLS® #	175439
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,102
Acres	0.76
Year Built	2001
Type	Single-Family
Sub-Type	Single Family Residence

Status	Active
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Community Information

Address	116 Shady Circle Drive
Subdivision	Timbercove
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

Amenities

Amenities	Park
Garages	2 Car Detached Garage
View	Hill Country, Lake, Lake LBJ
Is Waterfront	Yes
Waterfront	Cove

Interior

Interior Features	Cable Available, Pantry, Quartz Countertops
Appliances	Dishwasher, Electric Range, Washer Hookup, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Sprinkler System
Roof	Composition, Metal
Construction	Wood Siding, Stone, Vinyl Siding
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	October 20th, 2025
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Listing Details

Listing Agent	Charles Trammell
Listing Office	Trammell & Associates LLC

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