

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

MLS® #4105836

**\$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® #	4105836
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 Ln
Area	LL
Subdivision	Sunrise Beach Unit 2B
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### Amenities

Utilities	Cable Available, Electricity Connected, Water Connected
Features	Airport/Runway
Parking	Attached Carport
View	Hills,Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

### Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Range, Electric Water Heater, Microwave, Free-Standing Range
Heating	Ceiling, Central
# of Fireplaces	1
Fireplaces	Masonry, Wood Burning, Outside
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Balcony, Boat Lift, Dock
Lot Description	City Lot, Views
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

**School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

**Additional Information**

Date Listed	March 10th, 2025
Days on Market	215

**Listing Details**

Listing Agent	Charlie Trammell
Listing Office	Trammell & Associates LLC

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