

# **\$3,300,000 - 103 Sandy Mountain Dr, Sunrise Beach**

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MLS® #6570127

**\$3,300,000**

4 Bedroom, 5.00 Bathroom, 3,574 sqft

Single-Family on 0.00 Acres

Sunrise Beach, 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/ gameroom 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® #	6570127
Price	\$3,300,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,574
Acres	0.00
Year Built	2006
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	103 Sandy Mountain Dr
Area	LL
Subdivision	Sunrise Beach
City	Sunrise Beach
County	Llano
State	TX
Zip Code	78643

### Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Water Connected
Features	Park, Airport/Runway
Parking	Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills,Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access, Waterfront

### Interior

Interior	Laminate, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Water Softener Owned, Washer
Heating	Central

# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Dock, Rain Gutters, Boat Lift
Lot Description	Back Yard, City Lot, Front Yard, Sprinklers In Rear, Sprinklers Automatic, Views
Roof	Composition
Construction	Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	1

### **Listing Details**

Listing Agent	Charlie Trammell
Listing Office	Trammell & Associates LLC

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