



\$1,250,000.00

298 E LAKESHORE DR, SUNRISE BEACH VILLAGE, TX 78643, USA

<https://test.houston-re.com>



LBJ Lakefront Nantucket Style! Welcome to this picturesque home on the shores of Lake LBJ, where the serene beauty of Nantucket meets the tranquil waters of Texas. This enchanting retreat beckons you with its idyllic charm & inviting ambiance. Upon entering, you are greeted by an open floor plan that seamlessly connects the living spaces, [...]

Rooms & Units Description



Property title: 298 Lakeshore Sunrise Beach Village Texas 78643

Room Description: 1 Living Area,Kitchen/Dining Combo,Living Area - 1st Floor,Sun Room,Utility Room in House

Bed Room Description: All Bedrooms Up,En-Suite Bath

Photo Count: 47

Key Map: 1

Room Count: 10

Beds Max: 3

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Tub/Shower Combo,Secondary Bath(s): Shower Only

Original List Price: 1250000.00

Property Details

Parcel Number: 70808

Style: Traditional

Price Sq Ft List: 624.06

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Waterfront

List Type: Exclusive Right to Sell/Lease

Acres: 0.22

Dwelling Type: Free Standing

Floors: Carpet,Laminate,Tile

Property Features



Exterior: Back
Yard,Balcony,Patio/Deck,Porch,Private
Driveway,Screened Porch,Sprinkler System

Roof: Aluminum,Other

Carport Description: Attached Carport

Heat System: Central Electric

Kitchen Desc: Breakfast Bar,Kitchen open to
Family Room,Pantry,Second Sink,Under Cabinet
Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Vinyl,Wood

Interior: Alarm System -
Leased,Drapes/Curtains/Window Cover,Dryer
Included,Fire/Smoke Alarm,Refrigerator
Included,Washer Included,Wet Bar,Wired for
Sound

Foundation: On Stilts,Pier & Beam

Carport Spaces Count: 1

Cool System: Central Electric

Oven Type: Electric Oven,Single Oven

Water Sewer: Aerobic,Public Water,Septic
Tank

Microwave: 1

Water Amenity: Boat Lift,Boat Slip,Lake
View,Lakefront, Boat Lift,Boat Slip,Lake
View,Lakefront

Fees & Taxes

Tax Rate: 1.3961

Tax Amount: 14018

Tax Year: 2023

Basics

Baths Full: 3

Year Built Src: Appraisal District

Price Change Timestamp: 2023-08-06T09:25:45.127

Location Details



Area: 83

School District: 183 - Llano

School Elementary: LLANO
ELEMENTARY

School High: LLANO HIGH SCHOOL

State: Texas

City: Sunrise Beach Village

County Or Parish: Llano

Directions: Take Hwy 71 West towards Llano, take a right on 2233 and follow to E Lakeshore, take a right and follow to 298 E Lakeshore on the right.

School Middle: LLANO JUNIOR HIGH SCHOOL

Subdivision: Sunrise Beach

Zip: 78643

Miscellaneous

Annual Maint Desc: No

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Electric Cooktop

DOM: 7

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Finance Available: Cash Sale,Conventional

Legal: SUNRISE BEACH II UNIT B LT 374 & 0.022
AC FILL AREA

Courtesy of

List Office Name: RE/MAX Suburbia

