



For Sale on Market

\$350,000

Call (512) 557-5774 Today!

758 SANDY MOUNTAIN DRIVE, SUNRISE BEACH, TX 78643 3 BEDS, 2 FULL BATH(S)

This charming country cottage is located in the peaceful community of Sunrise Beach. The 3-bedroom, 2-bath home sits in a tranquil setting with beautiful views of the Texas Hill Country and offers access to five city parks and three boat ramps along the shores of Lake LBJ. You feel like you are in the country in this quaint city in the Highland Lakes. Low Tax Rate! Inside, the home features an open living area and a kitchen with stone countertops, a fireplace, and a separate television room or den. Back room provides flexible space that can serve as a game room, library, or office with two separate entrances. The front porch offers expansive hill country views, while exposed beams and wood accents highlight the vaulted ceilings. Both bathrooms also feature granite countertops. Outside, you'll find a storage building/workshop and a dedicated potting room for gardening. Small irrigated garden and shed can make a cool man cave or she-shed. Driveway can be gated too! Plenty of parking for guests and ample space for family time in the front yard. Don't miss the opportunity to become part of the Sunrise Beach community and enjoy its parks and lake access. Public park with public boat ramp access. 5 Private Golf Courses close by in HSB (Separate Membership required) 2 Public Courses in Kingsland (Legends & Lighthouse) and 1 in Burnet (Delaware Springs). This home is also listed "For Rent" at \$2000 per month, \$2000 security deposit. Call listing agent to show: Matthew A. Butter.

GENERAL DESCRIPTION

- Subdivision:** Sunrise Beach
Property Type: Single Family
Bedrooms: 3
Baths: 2 Full
Stories: 2
Style: Cottage
Year Built: 1998
Building Sqft: 1,462 /
Lotsize: 9,148
MLS# / Area: HLARTX-176989



Get in touch
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Visit <https://www.har.com/HLARTX-176989> for more information