



PHYLLIS BROWNING CO.
REAL ESTATE



FOR SALE

**122 THUNDERBIRD LANE
SUNRISE BEACH VILLAGE, TEXAS 78643**



AUSTIN • BOERNE • FREDERICKSBURG • NEW BRAUNFELS • SAN ANTONIO

**PROPERTY
DETAILS**

SUBDIVISION
Sunrise Beach

SQUARE FT
2,663 +/-

BEDS **BATHS**
3 2.5

**SCHOOL
DISTRICT**
Llano I.S.D.







PROPERTY FEATURES

EXTERIOR FEATURES

- Lakefront, single-story home on beautiful Lake Lyndon B. Johnson, built by David Weekley
- Nestled on 2 spacious lots with 208 feet of waterfront in protected and quiet cove
- Attached 2-car garage and ample parking on drive
- Expansive covered patio showcasing modern amenities such as sound system, outdoor kitchen plumbing and outdoor TV cable
- Southeast-facing patio and 2-level deck capture refreshing summer breezes and shield from chilly north winds
- Large, open deck area allows for enjoying waterfront activities and ample space to entertain
- Equipped with boat dock for 1 boat and 2 jet skis, as well as spacious boathouse for storing water toys, refrigerator, yard tools and more



INTERIOR HIGHLIGHTS

- Open-concept floor plan, amazing lake views from almost every room and carpet and tile floors throughout
- Living room features stone fireplace, vaulted ceilings and wall of windows
- Gourmet kitchen outfitted with sleek counters, custom cabinetry, walk-in pantry and island seating
- Dining area seamlessly flows into kitchen and living room
- Primary suite has lakefront views and spa-like *en suite* bath with double vanity, soaking tub and glass-enclosed shower
- 3 generously sized secondary bedrooms share full bath with shower/tub combination and long vanity area
- Mudroom features convenient half bath, extra storage and laundry room with access to back yard









AUSTIN BOERNE FREDERICKSBURG NEW BRAUNFELS SAN ANTONIO



CATHY SIDES REALTOR®
csides@phyllisbrowning.com

MOBILE (210) 288-1712
OFFICE (210) 408-2500
TOLL-FREE (800) 266-0676

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