

# \$1,890,000 - 18106 Travis Cir, Lago Vista

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MLS® #3787055

**\$1,890,000**

4 Bedroom, 3.00 Bathroom, 3,304 sqft

Residential on 2.00 Acres

Lakeshore Ranch 01 Resub, Lago Vista, TX

Stunning deep-water Lake Travis waterfront home with over 345â€™™ of main channel frontage! Nestled on 2+ acres across three tree-covered lots in the highly sought-after Lakeshore Ranch community, this 4-bedroom, 3-bathroom property presents a rare opportunity to restore this unique lake house, renovate to your taste, or build your own dream waterfront retreat.

The spacious living room showcases postcard-worthy panoramic views with wall-to-wall windows, soaring ceilings with exposed beams, engineered hardwood flooring, and a dramatic fireplace. A second cozy fireplace warms the breakfast area just off the kitchen, which features abundant cabinetry and a walk-in pantry. The primary suite is a true retreat with expansive lake-facing windows, its own fireplace, a walk-in closet with built-ins, and a bath featuring dual vanities, an oversized walk-in shower with dual heads & body sprays, plus a sun-filled spa room with a freestanding tub overlooking Lake Travis and the Hill Country.

Downstairs, a large secondary living/game room provides even more space to gather, complete with another wall of windows framing the sparkling water. Expansive covered porches, full-length balconies, and a spacious patio invite you outdoors to soak in breathtaking sunsets and sweeping lake vistas.



With a sprawling property, multiple outdoor living areas, and incredible lake access, this home offers charm, privacy, and endless potential. Whether restoring the original character, completing a full renovation, or designing a new custom build, the possibilities are unmatched in one of Lago Vista’s premier waterfront neighborhoods. Ideally located just 45 minutes from Austin and 25 minutes from Cedar Park, you’ll also enjoy Lago Vista’s local restaurants, food truck park, winery, brewery, and boutique shops.

Built in 1974

**Essential Information**

MLS® #	3787055
Price	\$1,890,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,304
Acres	2.00
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Lake,Panoramic,River,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

**Community Information**

Address	18106 Travis Cir
Area	LN
Subdivision	Lakeshore Ranch 01 Resub
City	Lago Vista
County	Travis

State	TX
Zip Code	78645

### Amenities

Utilities	Electricity Available
Features	None
Parking	Detached
# of Garages	3

### Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Free-Standing Range
Heating	Central, Electric
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Bedroom, Primary Bedroom
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Private Yard, Rain Gutters, See Remarks
Lot Description	Cul-De-Sac, Trees Medium Size
Roof	Composition
Construction	Masonry
Foundation	Slab

### School Information

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista

### Additional Information

Date Listed	September 18th, 2025
Days on Website	23
Days on Market	19
HOA Fees	450
HOA Fees Freq.	Annually

Property Listed by: Keller Williams Realty-RR WC  
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