

# \$1,595,000 - 7206 Comanche Trl, Austin

MLS® #7008612

**\$1,595,000**

3 Bedroom, 3.00 Bathroom, 2,718 sqft

Residential on 1.18 Acres

Comanche Village Amd, Austin, TX

Welcome to your move-in-ready lake retreat, perfectly positioned on a quiet cove with spectacular views toward Starnes Island and just minutes from everything Lake Travis has to offer. Located on 1.18 acres in the highly sought-after Lake Travis ISD, this thoughtfully updated 3-bedroom, 2-bath home offers privacy, comfort, and direct access to the lake—and with the lake up, now is the perfect time to dive in.

Behind two private, gated entrances, you'll find a charming Hill Country home designed with both everyday living and weekend escapes in mind. The open-concept living, dining, and kitchen spaces on the upper level are framed by stunning lake views, with the spacious primary suite offering a peaceful owner's retreat with upper-level privacy. Downstairs, two additional bedrooms, a full bath, and a generous bonus/media room provide flexible space for guests, entertaining, or relaxing. Enjoy seamless indoor-outdoor living with direct access to the lower deck and a thoughtfully designed backyard engineered with intention and investment—featuring cascading stonework, beautifully tiered landscaping, and ample space for a future pool.

A vast yard provides ample space for a pool with panoramic views of the lake. The lower expansive green space overlooks the lake and offers room to roam, outdoor lounging, or simply soaking in the serenity of the waterfront setting. A 100-foot steel staircase leads to



your private dock with two boat slips, two jet ski slips, and an upper deck with a built-in swingâ€”your front-row seat to Lake Travis sunsets.

The owner also has architectural plans for a future garage (not yet submitted or approved by the City of Austin), giving you additional flexibility for expansion. Now is your opportunity to embrace lakeside living at its best; right in the heart of Lake Travis.

Built in 1975

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 7008612                 |
| Price          | \$1,595,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,718                   |
| Acres          | 1.18                    |
| Year Built     | 1975                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|               |  |
|---------------|--|
| View          | Hills,Lake,Panoramic,Water,Lake Travis |
| Is Waterfront | Yes                                    |
| Water Body    | Lake Travis                            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7206 Comanche Trl    |
| Area        | RN                   |
| Subdivision | Comanche Village Amd |
| City        | Austin               |
| County      | Travis               |
| State       | TX                   |

Zip Code 78732

### **Amenities**

Utilities Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected

Features None

Parking Circular Driveway, Driveway, Electric Gate, Gated, Oversized

### **Interior**

Interior Tile, Wood

Appliances Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Microwave, Built-In Electric Range, Built-In Oven, Stainless Steel Appliance(s)

Heating Central

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Private Yard, Boat Lift, Dock

Lot Description Front Yard, Level, Many Trees, Sprinklers Automatic, Views, Landscaped, Native Plants, Sprinklers In Ground

Roof Composition

Construction Stucco

Foundation Slab

### **School Information**

District Leander ISD

Elementary Grandview Hills

Middle Four Points

High Vandegrift

### **Additional Information**

Date Listed July 21st, 2025

Days on Website 84

Days on Market 76

HOA Fees 25

HOA Fees Freq. Annually

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