\$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 lakeâ€"and with the lake up, now is the perfect time to dive in.

Behind two private, gated entrances, you'II 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 investmentâ€"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, Phone Available, Water

Connected, High Speed Internet Available

Features None

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

Interior

Interior Tile, Wood

Appliances Built-In Oven, Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless

Steel Appliance(s), Built-In Electric Range, Built-In Refrigerator

Heating Central

of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Private Yard, Boat Lift, Dock

Lot Description Front Yard, Landscaped, Level, Native Plants, Sprinklers Automatic,

Sprinklers In Ground, Views, Many Trees

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 104
Days on Market 102
HOA Fees 25

HOA Fees Freq. Annually

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