

\$1,595,000 - 7206 Comanche Trail, 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

Community Information

Address	7206 Comanche Trail
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
View	Hills, Lake, Panoramic, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Dock, Private Yard
Lot Description	Front Yard, Landscaped, Level, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Views
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 Market	105

Listing Details

Listing Office	Travis Real Estate
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