

# \$1,700,000 - 3896 Comanche Trl, Kingsland

MLS® #3071705

**\$1,700,000**

4 Bedroom, 5.00 Bathroom, 3,337 sqft

Single-Family on 0.46 Acres

Lakeside Heights, Kingsland, TX

Welcome to an exquisite oasis nestled on the serene shores of Lake LBJ. This Craftsman custom home at 3896 Comanche Trail, Kingsland, TX, offers a seamless blend of elegance, luxury, and tranquility. Spanning 3337 square feet, this waterfront retreat is the epitome of sophisticated living. Upon entering, you are greeted by an inviting open floor plan, accentuated by a charming fireplace that sets the tone for cozy gatherings. The gourmet kitchen features sleek quartz countertops and premium stainless appliances, creating an ideal space for culinary delights. The primary suite is a sanctuary of comfort, boasting an oversized walk-in closet and direct access to a private outdoor patio—perfect for savoring morning coffee while basking in lake views. The expansive upstairs bunkroom accommodates eight, complete with a full bathroom, offering ample space for guests. Outside, the property shines with its in-ground heated pool, equipped with an automatic cover and a unique chiller feature, complemented by an outdoor bathroom for convenience. The large covered back porch provides panoramic vistas of Lake LBJ, while the covered boat dock, jet ski lift, and electric boat lift ensure aquatic adventures at your fingertips. Situated on a gated, sprawling corner lot with a three-car garage, this residence is a masterpiece of luxury lakeside living, promising an unparalleled lifestyle in the heart of Kingsland. Please verify all sq footage on Home and Lot, the home sq footage is



different then cad

Built in 2018

### **Essential Information**

MLS® #	3071705
Price	\$1,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,337
Acres	0.46
Year Built	2018
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	3896 Comanche Trl
Area	LL
Subdivision	Lakeside Heights
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	See Remarks
Parking	Attached, Door-Multi, Garage Faces Front, Garage, Electric Gate
# of Garages	3
Garages	Garage Door Opener
View	Canal,Hills,Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

### **Interior**

Interior	Tile, Vinyl
Appliances	Built-In Electric Oven, Cooktop, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room, Masonry
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Boat Lift, Dock, Exterior Steps, Private Yard, Rain Gutters, Boat Slip
Lot Description	Cleared, Corner Lot, Front Yard, Landscaped, Sprinklers In Ground
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

## School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	63
HOA Fees	120
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Johnie Borgeson
Listing Office	Compass RE Texas, LLC

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