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

MLS® #3787055

## \$1,890,000

4 Bedroom, 3.00 Bathroom, 3,304 sqft Single-Family on 2.00 Acres

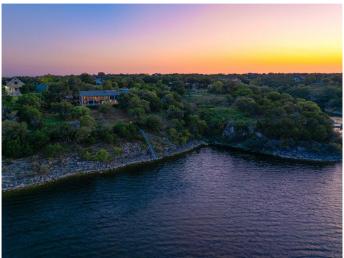
Lakeshore Ranch 01 Resub, Lago Vista, TX

Stunning deep-water Lake Travis waterfront home with over 345' 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'II also enjoy Lago Vista's local restaurants, food truck park, winery, brewery, and boutique shops.

#### Built in 1974

#### **Essential Information**

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Price \$1,890,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 3,304

Acres 2.00

Year Built 1974

Type Single-Family

Sub-Type Single Family Residence

Status Active

## **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

View Lake, Panoramic, River, Lake Travis

Is Waterfront Yes

Waterfront Lake Front

#### 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 Market 19 HOA Fees 450

HOA Fees Freq. Annually

## **Listing Details**

Listing Agent Danielle Babin

Listing Office Keller Williams Realty-RR WC

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