

# \$199,999 - 7106 Cowpoke Trl, Lago Vista

MLS® #5044354

**\$199,999**

4 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.10 Acres

Bar-K Ranches 03, Lago Vista, TX

**\*\*Offering \$10,000 in Seller Concession!\*\***

Welcome to your next lake-side retreat!

Situated right next to Lago Vista Park and Lake Travis, This 4-bedroom, 2-bathroom home spans approximately 1,054 square feet and is on a corner lot in a cul-de-sac (Neighbors on 1 side only). Built in 2018, It features an open-concept layout with wood-look vinyl flooring and no carpet in the entire home. There are 8-foot ceilings throughout and the kitchen opens up to the living room, creating a multifunctional space you can customize for your use! There are 2 bedrooms and one bathroom on either side of the living room area for ease of access. The home is equipped with a new water softener, triple-osmosis water purifier, warranty on the HVAC system, metal underpinning, as well as added crawlspace encapsulation and a rock retaining wall. The home is also located within the Lago Vista Property Owners Association (POA), which offers a variety of amenities for residents. These include access to parks (with one private park less than a mile away featuring a private pool), a campground (exclusive to POA members), a fitness center, hiking trails, disc golf, tennis courts, basketball courts, pickleball, athletic fields, boat ramps, marinas, and lake access. Seller also will consider selling furniture/appliance, and the shed may also be considered, but is NOT included in sales price on this listing. It's a 12x24 lofted insulated cabin. Schedule your showing today! \*Seller does not guarantee



accuracy of information provided and buyer is  
to independently verify all information\*

Built in 2018

### **Essential Information**

MLS® #	5044354
Price	\$199,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Mobile Home
Status	Active

### **Community Information**

Address	7106 Cowpoke Trl
Area	LN
Subdivision	Bar-K Ranches 03
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Fitness Center, Fishing, Lake, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Concrete
View	None,Lake Travis
Waterfront	Lake Privileges

### **Interior**

Interior	Vinyl
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Appliances	Dryer, Dishwasher, Free-Standing Electric Oven, Free-Standing Refrigerator, Washer
Heating	Central, Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, See Remarks
Lot Description	Close to Clubhouse, Corner Lot, Cul-De-Sac
Roof	Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

## School Information

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista

## Additional Information

Date Listed	June 14th, 2025
Days on Market	80
HOA Fees	150
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Oliver Werner
Listing Office	All City Real Estate Ltd. Co

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