

\$1,000,000 - 6902 Comanche Trail, Austin

MLS® #8763477

\$1,000,000

4 Bedroom, 3.00 Bathroom, 3,160 sqft
Residential on 0.24 Acres

Comanche Pass Sec 01, Austin, TX

As soon as you step inside, you'll feel like you're tucked away inside a luxury treehouse featuring high ceilings and loads of natural light... AND Lake Travis views! The wide-open floor plan lets in loads of natural light and features great spaces for entertaining friends and families of all sizes! The sellers are including all of the appliances that you see ... Yes the wine fridge is included too!

The property is fully fenced with a remote control gate to keep two-legged and four-legged kids safe! Your furry friends will also love the doggie door that goes into the fully gated dog run.

When you're ready to relax with your coffee or favorite cocktail, you can head out onto your private balcony to take in the views of Lake Travis while you're grilling on the new gas grill that was installed in 2020! A few steps below the balcony, you'll enjoy the BRAND NEW pool, complete with water features and a pebble tech finish!

Upstairs, you'll find the master bedroom with loads of natural light, a huge master bath complete with an extra deep soaking tub and walk in closet... And still more views of the lake from the private balcony, which is great for enjoying a cup of coffee in the morning or settling in with your favorite sunset beverage in the evening to take in the spectacular sunset over the lake and behind the hills.



There are three other guest bedrooms, one of which is a great space for office, homeschool, game room, or playroom with tons of natural light.

There are also several convenient features including a central vac system, in-home security system with outdoor cameras, and Ecobee wifi thermostats on both floors.

NOTE: Both a/c units were replaced with \$20,000 in Trane equipment.

STitle has already been opened with Capstone.

Built in 2011

Essential Information

MLS® #	8763477
Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,160
Acres	0.24
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	6902 Comanche Trail
Subdivision	Comanche Pass Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Connected, Electricity Connected, Water Connected
Features	Lake
Parking	Driveway, Garage Faces Front, Garage, Garage Faces Rear
# of Garages	1
Garages	Garage Door Opener
View	Hills, Lake
Waterfront	None

Interior

Interior	Stone, Wood
Appliances	Cooktop, Double Oven, Dishwasher, Electric Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Gas Grill
Lot Description	Trees Large Size, Views
Roof	Metal
Construction	HardiPlank Type, Masonry, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Canyon Ridge
High	Vandegrift

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