

\$525,000 - 2784 Indian Wells, Kerrville

MLS® #1913918

\$525,000

3 Bedroom, 3.00 Bathroom, 2,490 sqft

Residential on 0.16 Acres

COMANCHE TRACE, Kerrville, TX

Welcome to 2784 Indian Wells-a stunning single-story home in the Comanche Trace Golf Community with a private casita, courtyard fireplace, and golf-course lifestyle wrapped in Hill Country charm. This thoughtfully designed 3-bedroom, 3-bath residence with a detached casita perfectly blends Hill Country charm with modern comfort and elegance. Step inside to find rich wood flooring, crown molding, and custom cabinetry throughout. The open-concept living area is anchored by a beautiful stone fireplace, surrounded by built-ins and filled with natural light from plantation shutters. The spacious layout seamlessly connects the living, dining, and kitchen areas, creating the perfect setting for family gatherings or entertaining guests. The chef's kitchen offers abundant cabinetry, granite counters, and a functional design that opens to both formal and casual dining areas. Enjoy morning coffee in the cozy breakfast nook or host dinner in the formal dining room under a statement chandelier. The primary suite provides a true retreat-featuring a tray ceiling, elegant lighting, and a luxurious en-suite bath with dual vanities, a walk-in shower, a deep soaking tub, and an oversized walk-in closet. Two additional bedrooms, one with its own bathroom access, provide flexible space for guests, or a home office. Enjoy the best of Texas outdoor living on the private courtyard patio, complete with a fireplace and plenty of space for grilling, relaxing, or dining under the Hill Country sky. Whether you're



entertaining guests or simply unwinding after a long day, this serene outdoor area adds an inviting extension to your living space. A standout feature of this property is the detached casita, perfect for guests, in-laws, or use as a private home office. The home also includes an attached two-car garage, mature landscaping, and exceptional attention to detail throughout. Living in Comanche Trace means more than owning a home-it's embracing a lifestyle. This master-planned golf community features 27 holes of championship golf surrounded by sweeping Hill Country views, a clubhouse offering both fine dining and casual options, and a well-equipped fitness center for residents to enjoy. Scenic walking and biking trails wind throughout the neighborhood, and a private river park with fishing access provides a peaceful escape for nature lovers. The community hosts regular social events and gatherings, fostering an atmosphere of relaxed sophistication and friendly connection. Conveniently located just minutes from downtown Kerrville, residents enjoy access to boutique shopping, local wineries, art galleries, and all the charm that makes Kerrville one of the most beloved towns in the Texas Hill Country. This home has been meticulously maintained and offers move-in-ready appeal with high-end finishes and timeless design. All furniture and televisions are negotiable with an agreeable offer, making this property an exceptional opportunity for a turnkey lifestyle in one of the area's most prestigious communities. Come experience refined Hill Country living in Comanche Trace, where every day feels like a getaway.

Built in 2005

Essential Information

MLS® #

1913918

Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,490
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	2784 Indian Wells
Area	3100
Subdivision	COMANCHE TRACE
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Amenities	Waterfront Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Lake/River Park, Fishing Pier, Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets
Heating	Central
Cooling	Two Central

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas, Stone/Rock/Brick, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Detached Quarters, Other - See Remarks
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Kerrville.
Elementary	Tom Daniels
Middle	Peterson
High	Tivy

Additional Information

Date Listed	September 27th, 2025
Days on Market	38
HOA Fees	875.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Sandra Padilla
Listing Office	Levi Rodgers Real Estate Group

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