

**Hill Country Home**  
3136 Double Eagle Circle  
Kerrville, TX 78028

**\$574,900**  
0.440± Acres  
Kerr County



**Hill Country Home**  
**Kerrville, TX / Kerr County**

**SUMMARY**

**Address**

3136 Double Eagle Circle

**City, State Zip**

Kerrville, TX 78028

**County**

Kerr County

**Type**

Residential Property

**Latitude / Longitude**

29.988836 / -99.119643

**Dwelling Square Feet**

2346

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.440

**Price**

\$574,900

**Property Website**

<https://ranchrealestate.com/property/hill-country-home-kerr-texas/76419/>



## Hill Country Home Kerrville, TX / Kerr County

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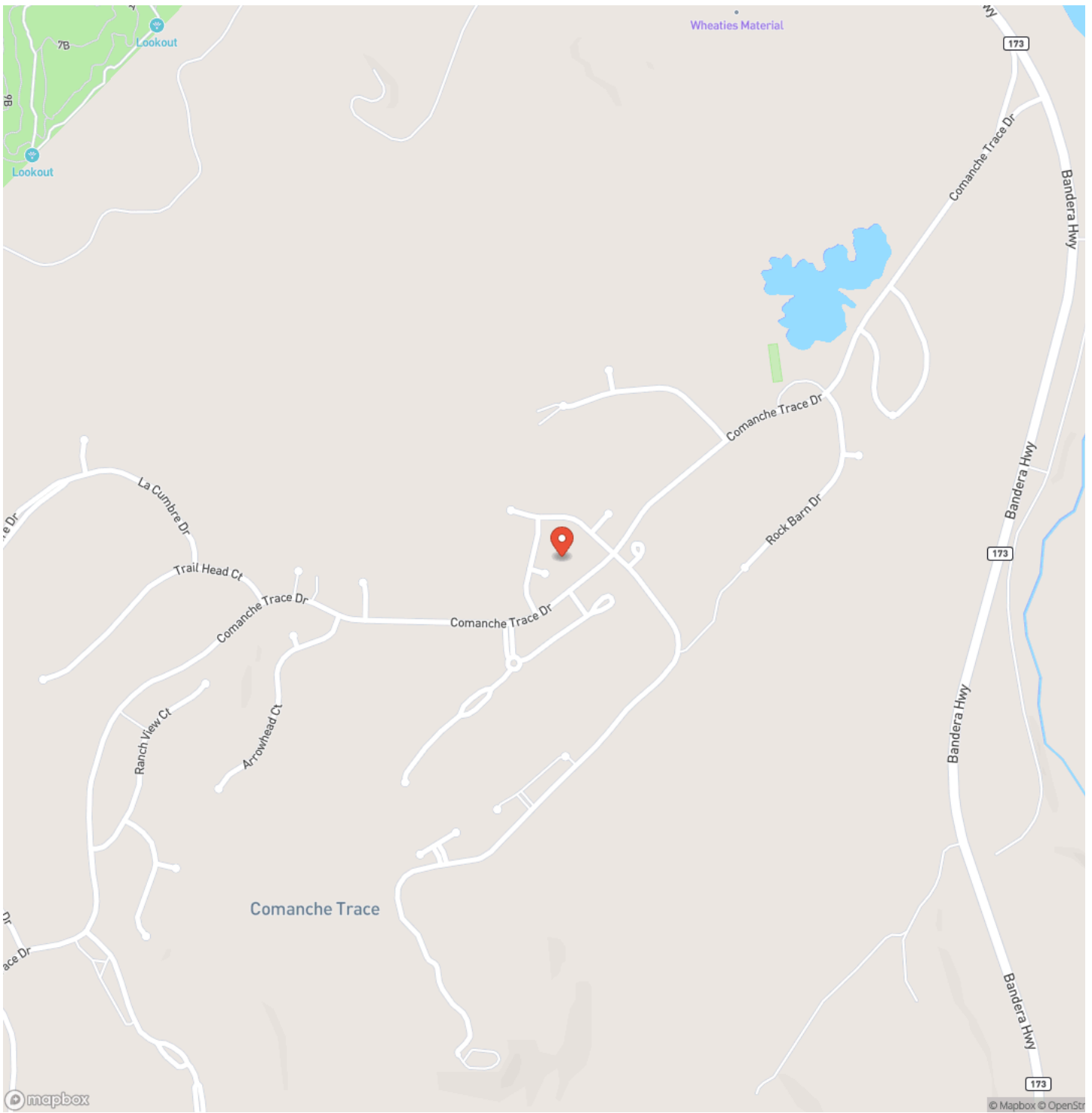
### **PROPERTY DESCRIPTION**

Come join the desirable Comanche Trace community with this Hill Country style home. This 3 bedroom, 2 bathroom white rock exterior home has been extremely well kept. As you walk through the front door, you will find a spacious dining area to your left and a cozy office and sitting area to your right. The living room hosts a nice rock fireplace with 3 massive windows, overlooking the huge backyard. The open concept kitchen has ample counter space with lots of cabinets. Nice walk in pantry with a second dining area attached. The master suite is very spacious. The master bath provides double vanities, a separate tub and shower (handicap friendly), and a walk in closet. The remaining two bedrooms share a jack and jill bathroom. The large laundry room leads to the 2 car garage that also has a spot for a golf cart or lawn mower. The backyard is ideal for your children, pets, or any large get togethers with friends and family. Schedule your showing today!

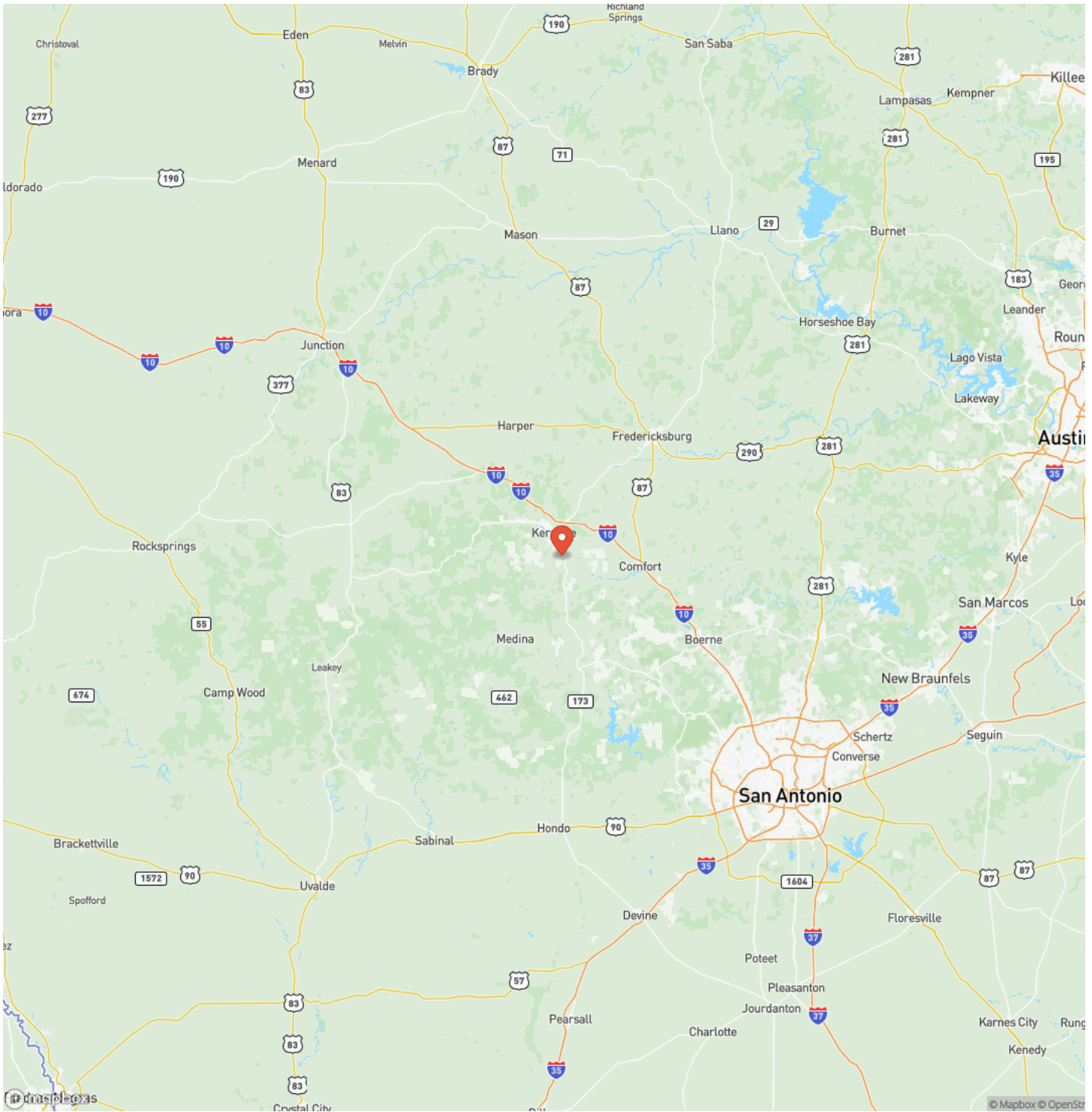
Hill Country Home  
Kerrville, TX / Kerr County



# Locator Map



# Locator Map



## Satellite Map



**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Whitley Fisher

**Mobile**

(830) 460-0839

**Email**

Whitley@CapitolRanch.com

**Address**

**City / State / Zip**

Anderson, TX 77830

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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