



# COMANCHE TRACE *Exclusive, Yet Inclusive*

*With nearby wineries, rolling hills, and the meandering Guadalupe River, The Texas Hill Country is not short on views.*

KERRVILLE, TEXAS: “One of our biggest draws is the moderate climate. We’re about 1,000 feet higher in elevation than San Antonio and Austin, which keeps us about 6-8 degrees cooler and drier,” expressed Stacy Stavinoha, broker-in-charge at Comanche Trace. “Even in the heat of summer, there is always a fantastic breeze, and when the sun goes down, the weather is as beautiful as our views.”

Real estate prices across the country have certainly appreciated in the last several years. “It’s important to differentiate between cost and value,” said Stavinoha. “If you live in another state or reside in Dallas, Austin, or Houston, you are in for a pleasant surprise. We’re able to offer so much more for your dollar whether you are looking at villas, single family homes, or estate lots.”

Comanche Trace offers 27 holes of golf (18 by Tom Kite, Roy Bechtol and Randy Russel and 9 by Jay and Carter Morrish), a majestic 24,000-square-foot clubhouse, a 15-acre practice facility with an adjacent Taphouse Grille,

**NESTLED** in the renowned Guadalupe River Valley, only an hour from San Antonio, and less than 30 minutes from Fredericksburg, Texas, Comanche Trace is a 1,300-acre master-planned golf community that combines the best of wide open spaces with the comforts of a recreationally rich life.



The Comanche Trace Clubhouse

tennis and pickleball courts, a new state-of-the-art fitness center, pool, crushed granite walking trails, a private five-acre fishing lake, community garden, and an eight-acre riverfront park.

## *THE LEGACY CONTINUES*

This year Comanche Trace is celebrating their 25th anniversary with three new phases available, yet the tranquility and beauty of the community remains unspoiled. As Justin Jafarian, chief operating officer for Comanche Trace noted, “In today’s world, listening is becoming a lost art. We have tailored our club and community to mirror our members’ preferences.”

Comanche Trace’s 27 holes of championship golf are recognized as being some of the best conditioned in the state and offer a rarity seldom seen in Texas—bent grass greens. “Offering three distinctive nines provides added character for the club. Our Valley Course is more approachable with few forced carries, The Creek Course is favored by our low handicap members, and The Hills Course is an amalgamation of the two,” detailed Jafarian.

“Our land has a storied history, from the trails of the Comanche Tribe to the ranch of Bobby Shelton, descendant of the King Ranch,” stated Jafarian. “Throughout it all, Comanche Trace and Kerrville haven’t lost their perfect combination of small-town values. We like to say, ‘Come to Comanche Trace for the views, but stay for the lifestyle.’” ■

*This November, Comanche Trace will be hosting a Tour of Homes featuring selected custom home builders. For more information on The Texas Hill Country Lifestyle, please visit [ComancheTrace.com](http://ComancheTrace.com) or call 830-895-8505.*

