

\$1,674,000 - 2107 Brackenridge St 2, Austin

MLS® #1760434

\$1,674,000

3 Bedroom, 3.00 Bathroom, 2,291 sqft

Residential on 0.23 Acres

Swisher Add, Austin, TX

SELLER OPEN TO BUYING RATE DOWN INTO THE 5% RANGE - A prestigious residence situated in the coveted Travis Heights Neighborhood of 78704 just 1 block from South Congress: Where Austin's soul dances to the rhythm of art, style, food and culture. Yet another jaw dropping design by the incredible McCarley Construction team. This inviting 3 bedroom, 3 bath, 2,291 sqft home will be sure to meet all your comfort needs internally, while also providing external convenience being just seconds to everything SoCo has to offer. Upon entry, you notice an abundance of natural light, while still maintaining a sense of warmth throughout the home by way of the incredible, modern lighting. This well thought out and strategically designed open floor plan is perfect for entertaining and enjoying indoor/outdoor living year-round with a private fenced back yard with a covered patio and sparkling pool. The eat-in kitchen with spacious island is a chef's dream and includes a state-of-the-art appliance package, custom cabinetry and sophisticated quartz countertops. Beyond the beautiful finishes downstairs, find yourself venturing above into your spacious owner's suite with curated tile selections for the primary bath, dual vanities, a gorgeous soaking tub, and incredible walk-in closet. Loaded with Smart home features, smooth level 5 drywall finish for the walls, high energy efficient windows and insulation, and a tankless hot water heater are just some of the



innovative additions to this home. Not to be missed, a 1 car carport is also attached! Offering an outstanding amount of walkability to some of Austin’s most iconic places such as Zilker Park, Barton Springs, and Lady Bird Lake, ditch your gym membership and hit some of Austin’s finest trails nearby. This location and home are truly unbeatable.

Built in 2024

Essential Information

MLS® #	1760434
Price	\$1,674,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,291
Acres	0.23
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	None
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Community Information

Address	2107 Brackenridge St 2
Area	6
Subdivision	Swisher Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available
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Features	None
Parking	Attached, Driveway
# of Garages	1

Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Gas Cooktop, Disposal, Stainless Steel Appliance(s), Tankless Water Heater, Built-In Gas Oven
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	No Exterior Steps, Private Yard
Lot Description	Sprinklers In Rear, Landscaped, Native Plants, Private
Roof	Metal
Construction	Stucco, Concrete
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis

Additional Information

Date Listed	February 18th, 2025
Days on Website	238
Days on Market	141
HOA Fees	1
HOA Fees Freq.	Annually

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