# \$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

## **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

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 259
Days on Market 141
HOA Fees 1

HOA Fees Freq. Annually

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