

\$3,750,000 - 2704 Regents Park, Austin

MLS® #3280108

\$3,750,000

4 Bedroom, 5.00 Bathroom, 4,495 sqft

Residential on 0.52 Acres

TREEMONT PHS B SEC 5, Austin, TX

Fresh from a designer-led renovation, 2704 Regents Park offers a truly turn-key experience in the coveted Treemont enclave of Westlake—inside the acclaimed Eanes ISD. Hardwoods floors, updated fixtures and an airy, open floorplan create an effortless flow from the foyer into a chef’s kitchen that anchors daily life with stainless steel appliances and an oversized center island. Walls of windows in the adjoining living room pull in natural light and frame the outdoor oasis, highlighting the home’s seamless blend of indoor polish and backyard resort living. The flexible layout was designed for modern lifestyles, featuring four gracious bedrooms—including a serene main-level primary suite—plus a tucked-away study, an additional office/flex room for remote work or fitness, and a dedicated media room for movie nights and game days. Spacious secondary bedrooms cluster around an upstairs landing that doubles as a casual lounge, while refreshed baths showcase contemporary tile, sleek cabinetry and thoughtful storage, making the entire residence feel fresh, current and immediately livable. Step outside and summer unfolds across terraced limestone patios that cascade to a resort-style pool and spa accented by a gentle waterfall, all enveloped by lush landscaping and a fenced backyard for privacy and play. Whether you’re hosting al-fresco dinners beneath the stars, lounging at the pool, or watching family, guests and pets explore the layered lawn, the setting feels



like a private retreat just a few miles from downtown Austin, Zilker Park and top-rated Eanes schools. Move-in ready perfection meets Westlake convenience. A mandatory 1% HOA fee is due annually upon the sale of the property. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 1997

Essential Information

MLS® #	3280108
Price	\$3,750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,495
Acres	0.52
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	None
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Community Information

Address	2704 Regents Park
Area	8E
Subdivision	TREEMONT PHS B SEC 5
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Playground, Park, Curbs
Parking	Attached, Driveway, Garage
# of Garages	3

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), Natural Gas
# of Fireplaces	1
Fireplaces	Living Room, Gas, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees
Roof	Composition
Construction	Frame, Stone, Stone Veneer
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	June 26th, 2025
Days on Website	112
Days on Market	96
HOA Fees	37500
HOA Fees Freq.	One Time

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