# \$1,499,000 - 2518 Watkins Way, Austin

MLS® #4138771

## \$1,499,000

3 Bedroom, 4.00 Bathroom, 2,834 sqft Residential on 0.10 Acres

Walsh 360, Austin, TX

Welcome to the most coveted two-story floor plan at The Walsh, a one-of-a-kind residence that seamlessly blends modern elegance and timeless design with a convenient lock-and-leave lifestyle. Built in 2018 and meticulously reimagined in 2023, this luxury retreat showcases over \$100k in thoughtfully curated upgrades + \$18k luxury appliance package, elevating every detail throughout the home with custom craftsmanship and sophisticated comfort.

Flooded with natural light, the expansive main floor invites you in with a custom Venetian plaster gas fireplace, wide-open living and dining areas, and a chef-inspired kitchen featuring a show-stopping quartzite waterfall island, top-of-the-line Bosch appliances, built-in Thermador refrigerator, generous counter space and ample storage. Whether hosting or unwinding, this space was designed for effortless connection and calm.

Upstairs, the primary suite is a true sanctuary complete with sunset views, a custom-painted ceiling, Waterworks fixtures, quartz surfaces, an oversized walk-in shower, with freestanding soaking tub, and a fully customized closet. Two additional bedrooms, a secondary living area, utility room with built-in storage surrounding LG washer/dryer and a flexible bonus room provide endless versatility for guests, work, or play.

Step outside to the private covered patio oasis, perfect for morning coffee, al fresco dinners, or evening relaxation under the stars.







This home is as smart as it is stylish â€" featuring custom built-ins, upgraded lighting fixtures with dimmable switches, custom curtains, automatic blinds, Ring cameras, keyless locks, and a hardwired security system. With no detail overlooked, every element has been intentionally crafted for low-maintenance, high-impact living. Ideally located just 10 minutes from downtown Austin and zoned to Eanes ISD, ranked among the top districts in the nation, 2518 Watkins Way exudes a rare blend of privacy, convenience, and designer-quality living.

#### Built in 2018

### **Essential Information**

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Price \$1,499,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,834

Acres 0.10

Year Built 2018

Type Residential

Sub-Type Condominium

Status Active

## Water Feature/View

View ParkGreenbelt,TreesWoods

## **Community Information**

Address 2518 Watkins Way

Area 8E

Subdivision Walsh 360

City Austin
County Travis

State TX

Zip Code 78746

**Amenities** 

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected,

Underground Utilities, Water Connected

Features Barbecue, Common Grounds/Area, Community Mailbox, Curbs, Dog

Park, Park

Parking Attached, Door-Multi, Garage Faces Front, Garage, Guest, Private

# of Garages 2

Garages Garage Door Opener

Interior

Interior Tile, Wood

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Disposal,

Gas Water Heater, Microwave, Stainless Steel Appliance(s), Tankless

Water Heater

Heating Central, Natural Gas, Zoned

# of Fireplaces

Fireplaces Gas, Living Room

# of Stories 2

Stories Two

**Exterior** 

Exterior Features Rain Gutters

Lot Description Backs to Greenbelt/Park, Landscaped, Moderate Trees, Sprinklers

**Automatic** 

Roof Metal

Construction Frame, Concrete, Stucco

Foundation Slab

**School Information** 

District Eanes ISD

Elementary Cedar Creek (Eanes ISD)

Middle Hill Country

High Westlake

**Additional Information** 

Date Listed September 25th, 2024

Days on Website 375

Days on Market 374

HOA Fees 500

HOA Fees Freq. Monthly

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