

\$2,999,999 - 2304 Sunny Slope Drive, Austin

MLS® #1376361

\$2,999,999

5 Bedroom, 4.00 Bathroom, 4,080 sqft
Residential on 0.20 Acres

Tarrytown Oaks, Austin, TX

Prime Tarrytown Location, just mins to Lake Austin and downtown Austin, this exquisite estate exudes luxury and elegance. Built by award-winning Gossett Jones Homes, this pre-inspected property is the perfect combination of classic Austin charm and modern design sensibility. Inside you will find a stunning floor plan with 5 bedrooms, 3.5 bathrooms, with a dedicated office. The second level offers 3/4 bedrooms (one currently used as a media/game room) with two full bathrooms. Incredible game room encompasses the entire third floor. A 4,080 sq ft masterpiece, this designer-quality home features warm wood flooring, high ceilings, large windows and an open-concept living, kitchen and dining area. The picturesque living space offers a cozy fireplace, a dry bar with a wine fridge, and double, full-light glass doors leading to the back patio and park-like backyard. The gourmet kitchen is truly a chef's dream with quartz countertops, gorgeous shaker-style cabinetry, designer lighting and backsplash plus high-end SS appliances (Sub Zero, Wolf, and Asko). The main-level primary suite is light and serene—a quiet retreat with its own spa-like ensuite bath featuring luxurious finishes and fixtures such as separate vanities, a standalone tub and a walk-in shower. The oversized back patio has a beautiful pergola where you can relax in the shade during those hot summer afternoons. The backyard is beautifully landscaped with an expansive lawn perfect for playing games or



entertaining guests outdoors. Tarrytown is a picturesque neighborhood with a location that could not be better. It's located within walking distance to Casis and blocks from the Tarrytown Park and Lake Austin, making it the perfect place to enjoy nature alongside entertainment, dining and shopping options. This home is the perfect place to create a life you love. See it today!

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	1376361
List Price	\$2,999,999
Sale Price	\$2,750,000
Sale Date	December 15th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,080
Acres	0.20
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2304 Sunny Slope Drive
Subdivision	Tarrytown Oaks
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water

	Available
Features	Curbs, Park
Parking	Detached, Garage Faces Front
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Refrigerator, Self Cleaning Oven, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Stories	Three Or More

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Interior Lot, Landscaped, Sprinklers Automatic, Trees Medium Size
Windows	Window Coverings
Roof	Tile
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin