

# **\$2,325,000 - 2210 W 49th Street, Austin**

MLS® #1510655

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## **\$2,325,000**

5 Bedroom, 4.00 Bathroom, 3,474 sqft  
Residential on 0.18 Acres

Rosedown, Austin, TX

A breathtaking & tranquil new addition to the highly desirable neighborhood of Rosedale. Designed and built by Cedar & Oak, every detail of this home exemplifies commitment to design excellence. A thoughtful layout, filled with highly functional spaces, ample storage & abundant natural light. Luxury interior design and finish outs can be found at every turn, creating a unique and beautiful space. A bright, inviting entryway greets you with a beautiful custom door & herringbone tile floors. The front bedroom & full bath is the perfect quiet alcove for guests or a home office. An impeccably designed stairwell w/beautiful glass railings, extended stairs, and windows anchors the design of the home. Leading to the flowing open floor plan connecting the kitchen, dining room, & living area. The kitchen has a large center island, custom cabinets, and a coffee bar accented by pendant lights & stylish open shelving & panel ready appliances completing a symmetrical design. The floor to ceiling, wall to wall windows & sliders in the living and dining area up the WOW factor of natural light w/views into the beautifully landscaped backyard outfitted with a gorgeous soaking pool and deck. The primary bedroom is located on the main floor and features vaulted and beamed ceilings, floor to ceiling windows overlooking the pool, a huge walk-in closet, and built-in storage. The primary bathroom feels luxurious and spa like with double vanities, a large walk-in shower with a comfy tub. Rounding out the first floor with more style



and function is the butlerâ€™s pantry of your dreams and a mudroom. 3 bedrooms and 2 bathrooms are light filled & accented by a cozy second living space that opens to the balcony, & and adorable reading bench w/built in storage. The third floor is a fantastic flex space w/storage & a nook. Highly walkable, quick access to everything in Central Austin; award winning schools, & beautiful city parks. 10 minutes from downtown

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	1510655
List Price	\$2,325,000
Sale Price	\$2,225,000
Sale Date	December 16th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,474
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2210 W 49th Street
Subdivision	Rosedown
City	Austin
County	Travis
State	TX
Zip Code	78756

### Amenities

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Features	None, Curbs
Parking	Attached Carport, Garage, Off Street
# of Garages	1
View	Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Free-Standing Gas Oven, Disposal, Gas Range, Ice Maker, Microwave
Heating	Central, ENERGY STAR Qualified Equipment, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, No Exterior Steps, Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Sprinklers Automatic, Trees Medium Size
Windows	Double Pane Windows, Vinyl
Roof	Shingle
Construction	Brick, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum