

# \$2,200,000 - 2214 S 3rd Street A, Austin

MLS® #2258363

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## \$2,200,000

3 Bedroom, 4.00 Bathroom, 2,361 sqft  
Residential on 0.10 Acres

Bawcom, Austin, TX

Welcome to Embouldin, a 78704 architectural gem featured in Dwell, Houzz, and MAD's Modern Home Tour. This beautiful, walkable street inspires the most discerning architecture aficionados. Award-winning Forsite Studio created this modern haven with neighboring architecture by Alter Studio, Baldrige Architects, and Spaller Glover. The unbeatable location is nestled between Downtown, the historic South Congress shopping district, and Lady Bird Lake. With its surrounding greenbelt, Lady Bird Lake is the soul of Austin and home to our most popular festivals. Discover your opportunity to enjoy life poolside with Austin City Limits and SXSW at your doorstep.

The home's heart is an indoor/outdoor breezeway with a heated pool and wifi-enabled ambiance. The versatile 3-bedroom, 3.5-bath floor plan offers 600 sq ft of outdoor living space, plus a separate guest suite with private entry. The open concept chef's kitchen is outfitted with luxury amenities, including a Thermador appliance package, built-in refrigeration, and 6-burner gas range. Wide-plank white oak floors complement marble bath tile, floating walnut cabinets, and quartz counters throughout the home. Ascending the steel stairwell, you discover 15-foot ceilings that soar over large bedrooms, each with a walk-in closet. The second living area upstairs leads to a private master getaway controlled by smart-home features. Two skylights beautifully light stunning finishes



throughout the master bath. Begin each day with dual California closets, dual rain showers, and a 60" freestanding soaking tub. The home's large windows and patio doors were meticulously designed to create a private, year-round paradise showered in natural light and perfect for entertaining. A fully-fenced dog run and two-car covered parking complete a one-of-a-kind oasis within walking distance to Downtown.

HOA provides the Right of First Refusal on Unit B.

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	2258363
List Price	\$2,200,000
Sale Price	\$2,200,000
Sale Date	August 9th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,361
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2214 S 3rd Street A
Subdivision	Bawcom
City	Austin
County	Travis
State	TX
Zip Code	78704

## **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking	Attached Carport, Attached, Covered, Carport
View	None
Waterfront	None
Has Pool	Yes

## **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Built-In Freezer, Gas Cooktop, Disposal, Gas Range, Gas Water Heater, Oven, Range, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Covered Courtyard, Dog Run, Lighting, Permeable Paving, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers Automatic, Sprinklers In Ground, Few Trees
Windows	Aluminum Frames, Double Pane Windows, ENERGY STAR Qualified Windows, Skylight(s), Window Treatments
Roof	Membrane, Metal
Construction	Cedar, Glass, HardiPlank Type, Stucco
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Becker
Middle	Fulmore
High	Travis