

# \$4,350,000 - 2209 Kinney Road, Austin

MLS® #2980709

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## \$4,350,000

5 Bedroom, 6.00 Bathroom, 4,852 sqft  
Residential on 0.49 Acres

Fredericksburg Road Acres, Austin, TX

Stunning Two-Home Estate in the coveted 78704, South Austin area. This gated property sits on an almost half-acre lot. Spanning 4,852 sq ft, this family compound features 5 bedrooms, including 2 primary suites, 4 bathrooms, and 2 powder rooms. The primary residence features a 3-car garage with 2 additional onsite parking spaces.

Enjoy outdoor living with 1,007 sq ft of covered patios and porches, overlooking a 22 x 32 Pool/Spa. Stay warm by the 48-inch Rumford Wood Burning fireplace. The property is equipped with 10-foot glass Western Sliders throughout, creating a seamless indoor-outdoor living experience.

Inside, discover 3 dens, 3 refrigerators, freezers, and 2 full-size Samsung washers and dryers. Revel in the convenience of Wolf Sub Zero in the main kitchen and Thermador in the bungalow. The estate incorporates modern amenities such as 3 tankless water heaters, a steam shower, and Bevolo New Orleans gas lanterns. The spray foam insulation in the garage, slot diffusers, dimmers, and screwless Decora outlets ensure energy efficiency and comfort.

This smart home is Ring active and pre-wired with Google Fiber. Additional features include Nora Art lighting, WAC recessed lighting, Quartzite, Spanish and Italian stone finishes, and verdant landscaping with living fences and



adaptive plantings. The property also comes equipped with a fire suppression system.

The flexible layout offers the possibility to create a fitness haven, a dedicated family office, and even integrate a pickleball court. Enjoy the added convenience of easy access to downtown, along with South Austin's vibrant dining scene.

Additional acreage option negotiable.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	2980709
List Price	\$4,350,000
Sale Price	\$4,325,000
Sale Date	May 31st, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,852
Acres	0.49
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2209 Kinney Road
Subdivision	Fredericksburg Road Acres
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage, Gated, Kitchen Level, Off Street, Garage Faces Side
# of Garages	3
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Stone, Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard, Rain Gutters
Lot Description	Landscaped, Level, Native Plants, Private, Sprinklers Automatic
Windows	Insulated Windows, Low Emissivity Windows
Roof	Composition, Metal
Construction	Brick, Frame, HardiPlank Type, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin