

\$2,850,000 - 2610 Geraghty Avenue, Austin

MLS® #3002565

\$2,850,000

4 Bedroom, 5.00 Bathroom, 3,151 sqft
Residential on 0.20 Acres

Green Acres, Austin, TX

Tucked away in the coveted Allandale neighborhood, this modern new build by Dominique Levesque (Levesque & Co) offers gorgeous entertaining and living spaces peacefully situated amongst a thoughtful landscape. When driving up to the property a striking heritage Live Oak stands out amongst the modern structure. A custom full lite mahogany pivot door by Swing Door company sits behind the tree at the end of a walkway covered by a welded steel trellis. Not a typical builder home, the first floor consists of large format terrazzo-like tile, mahogany interior doors with concealed hinges, and flush baseboard with trimless door jamb detailing. The brick exterior is repeated inside on the large fireplace that acts as the central focus of the great room. The dramatic kitchen boasts floor to ceiling mahogany cabinets, a full Kitchen Aid appliance package with a double oven, a designated coffee/bar area, and a stunning waterfall island with architectural details. The large covered back porch acts as a continuation of the living area with large sliding glass doors creating a seamless indoor-outdoor experience, perfect for entertaining. The primary bedroom overlooks two beautiful Live Oaks--the trees on this lot are stunning. The master shower walls are clad with 2cm quartz creating a near seamless backdrop for the standalone tub. The first floor offers another bedroom/bath combination, while the second floor has two bedrooms with ensuite baths, and a flex space perfect for a



kidsâ€™™ play area or an office. This property is minutes from the commerce and entertainment on Burnet Rd, ten minutes from downtown, ten minutes from The Domain, and close to all major arteries like MoPac, 183, Lamar and I-35. This sophisticated new build is unlike anything currently available today.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	3002565
List Price	\$2,850,000
Sale Price	\$2,850,000
Sale Date	April 4th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,151
Acres	0.20
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2610 Geraghty Avenue
Subdivision	Green Acres
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool

Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Range, Built-In Gas Range, Bar Fridge, Built-In Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Freezer, Disposal, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Masonry
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Gas Grill, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Interior Lot, Landscaped, Native Plants, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Aluminum Frames, Insulated Windows, Low Emissivity Windows
Roof	Metal
Construction	Brick, HardiPlank Type, Metal Siding, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Gullett
Middle	Lamar (Austin ISD)
High	McCallum