

# \$2,399,998 - 2402 S 3rd Street, Austin

MLS® #3036949

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## \$2,399,998

6 Bedroom, 7.00 Bathroom, 3,435 sqft  
Residential on 0.17 Acres

Loma Linda, Austin, TX

Live in the HOTTEST zip code in ATX - 78704 with downtown views! Nestled in a prime South Austin location just minutes from Zilker Park (ACL Fest), Barton Springs, SoCo, Downtown Austin, Auditorium Shores & the Lady Bird Hike & Bike Trail. Easy walkability to buzz-worthy eateries, boutique shops & the hip South Lamar strip! Two sophisticated and modern stand-alone homes to be sold separately, or together. Unit B comes fully DESIGNER FURNISHED and served as a licensed STR for 6 months. Conservatively bring in \$83K+ a year (\$500+p/night)! With all 5 Star guest reviews, the owners said, "We were able to rent our Airbnb/VRBO almost effortlessly." Unit A sits along S 3rd St and features 4BD/3.5BA and 2,375 sq ft of luxury living space which includes a 3rd-fl flex living area with a full bath (the 4th BD). Enjoy your stunning gourmet kitchen, and luxury main floor owner's suite w/an ensuite bathroom, and a 2nd fl, 450 sq ft balcony for entertaining. At the back of the property, Unit B, or the Casita, offers 2BD/2.5BA and 1,060 sq ft of living space with a private 250 sq ft balcony off the primary bedroom. Perfect for guests, in-laws, office, or the amazing income potential. Each home boasts a unique architectural design with Hardi siding & Venetian stucco exterior and a 24-gauge standing metal roof. Both units maximize every inch of space with sophisticated and meticulous floor plans and oversized windows that showcase the outdoor living spaces and



bring in an abundance of natural light. Luxury finishes throughout each home include Milgard windows & sliders, Athens white oak 7.5" plank wood flooring, foam insulation, recessed lighting, modern fixtures, state-of-the-art SS appliances (Bosch, Thermador, Bertazzini), and so much more. Both units also feature magnificent outdoor living spaces for entertaining. The entire property boasts elegant professional landscaping, sustainable xeriscape, designer patios, and grassy areas w/ room for a pool!

Built in 2021

### Essential Information

ListingFeed	abor_vow
MLS® #	3036949
List Price	\$2,399,998
Sale Price	\$2,200,000
Sale Date	January 9th, 2023
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,435
Acres	0.17
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2402 S 3rd Street
Subdivision	Loma Linda
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Curbs
Parking	Attached, Driveway, Outside, Shared Driveway, See Remarks, Carport
View	Neighborhood
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer, See Remarks, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters, Lighting
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, See Remarks, Trees Medium Size, Xeriscape
Windows	Window Treatments
Roof	Metal
Construction	HardiPlank Type, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis