

# \$3,180,000 - 2716 Geraghty Avenue, Austin

MLS® #3146426

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## \$3,180,000

5 Bedroom, 6.00 Bathroom, 3,742 sqft  
Residential on 0.31 Acres

Green Acres, Austin, TX

Welcome home to a one-of-a-kind property in a coveted area of desirable Allandale. This oversized corner lot offers architectural uniqueness with no detail overlooked & quality at every turn. Newly built around a 45ft live oak tree, this home offers 5 bedrooms, 5 full baths with 1 powder room on the 1st floor. This includes a casita which hosts 1 bed & 1 full bath with exterior private access. You're welcomed in through an oversized gate to the large, lush & open private oasis with a large yard, pool & hot tub. The main living area has 10' Western sliders that connect the oversized space to the 1st outdoor living area & pool deck. A grilling area & dog run are located to the back. Thermador appliances in your functional kitchen include a 48" range, 60" fridge/freezer, 2 dishwashers & microwave drawer. Your oversized kitchen island is custom, furniture-grade cabinetry covered in marble. The primary suite is on the main level with access to the pool/hot tub & oversized windows for a grand feel. The primary bath is a mixture of plaster walls and large format porcelain tile for a wet-room-feel you won't want to leave. 3 bedrooms all up include ensuite bathrooms with carrera marble in each. A true mudroom connects your drop zone & laundry room to the 3 car garage with epoxy floors & room for organizing. Full home lighting automation with Lutron Homeworks-LED lighting throughout & recessed spaces for art lighting. Pre-wired for auto shades & speakers. Hans Grohe & Calista plumbing



fixtures throughout. The pool is pre-wired for electric OR gas heat pump & the pool offers custom steel waterfalls. Located just a block from Northwest Park & walking trails, blocks from highly rated Gullett Elementary & fully immersed in a wonderful community - this location can't be beat. Burnet Rd retail includes Barley Swine, Bufalina Due, Taco Deli, Royal Blue Grocery, HEB & plenty of shopping/eating/drinking in close distance. Just a quick jump to downtown & even faster to the Domain.

Built in 2020

### Essential Information

ListingFeed	abor_vow
MLS® #	3146426
List Price	\$3,180,000
Sale Price	\$3,400,000
Sale Date	December 6th, 2021
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,742
Acres	0.31
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2716 Geraghty Avenue
Subdivision	Green Acres
City	Austin
County	Travis
State	TX
Zip Code	78757

## **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Garage, Oversized
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

## **Interior**

Interior	Wood
Appliances	Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, Electric Range, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Lighting, Rain Gutters
Lot Description	Corner Lot, Sprinklers Automatic
Windows	Double Pane Windows
Roof	Metal
Construction	Cement Siding, Frame, Masonry, Metal Siding
Foundation	Slab

## **School Information**

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