

# \$1,245,000 - 2214 S 3rd Street B, Austin

MLS® #3187506

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## \$1,245,000

3 Bedroom, 3.00 Bathroom, 1,420 sqft  
Residential on 0.09 Acres

Bawcom, Austin, TX

Welcome to Embouldin, a stunning architectural masterpiece in Austin's highly sought-after 78704 neighborhood. This beautiful home, featured in top publications like Dwell, Houzz, and more, was designed and built by award-winning firm Forsite Studio.

Embouldin offers a private sanctuary rarely found this close to Downtown. Enjoy year-round outdoor entertainment and the unique health benefits of a \$30K 12-person hot and cold plunge. With the added convenience of a 6-ft outdoor gas fireplace, lounging poolside under the soaring oak tree could not be more peaceful or luxurious. The large outdoor greenspace is fully fenced, fully landscaped, and fully turn-key with underground sprinklers and an al fresco dining area. The modern design features a seamless indoor/outdoor floor plan with gorgeous natural light and its own guest house. This two-story 3-bedroom, 2.5 bath home offers excellent storage with a 1-car garage and large closets. With keyless entry, Ring camera, and smart thermostats, it is the perfect pied-à-terre for anyone seeking a walkable, lock-and-leave lifestyle in the heart of the South Congress district.

Embouldin is not just a beautiful home, it's also a highly lucrative short-term rental with easily transferrable bookings. The location of Embouldin is truly unbeatable. Imagine strolling through the historic South Congress



shopping district or jogging along the beautiful Lady Bird Lake, both just a short walk away. And when festival season rolls around, you'll be in the heart of it all. Whether you're attending Austin City Limits or SXSW, or simply looking to enjoy the best that Austin has to offer, Embouldin is the perfect place to call home and own a profitable rental property.

Don't miss out on this rare opportunity to live in one of Austin's most coveted neighborhoods. Contact us today to schedule a viewing of Embouldin and discover the luxury lifestyle that awaits you.

Built in 2019

**Essential Information**

ListingFeed	abor_vow
MLS® #	3187506
List Price	\$1,245,000
Sale Price	\$1,197,340
Sale Date	June 1st, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	2214 S 3rd Street B
Subdivision	Bawcom
City	Austin
County	Travis
State	TX

Zip Code 78704

### **Amenities**

Utilities Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Attached, Garage

# of Garages 1

Garages Garage Door Opener

View None

Waterfront None

Has Pool Yes

### **Interior**

Interior Concrete, Tile, Wood

Appliances Dryer, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Range, Refrigerator, Wine Refrigerator, Washer, Built-In Freezer, Built-In Refrigerator

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Outside

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Private, Trees Large Size

Windows Aluminum Frames, Double Pane Windows, ENERGY STAR Qualified Windows, Window Treatments

Roof Shingle

Construction Cedar, HardiPlank Type

Foundation Slab

### **School Information**

District Austin ISD

Elementary Becker

Middle Lively

High Travis