

\$1,599,000 - 2308 Arpdale Street 1, Austin

MLS® #4125602

\$1,599,000

4 Bedroom, 4.00 Bathroom, 2,782 sqft
Residential on 0.19 Acres

Rabb View Estates Sec 01, Austin, TX

Offering closing cost credit for 2-1 rate buydown at 4.99% Yr 1 and 5.99% Yr 2. Rates are subject to change & buyer qualifications. Seller credit is negotiable & must be written into initial offer for consideration. Nestled on a hilltop enveloped by trees in coveted Barton Hills, this stunning home crafted by Notion Design + Build presents a lifestyle of luxury & comfort. A thoughtfully designed open-concept main floor seamlessly blends kitchen, living & dining, creating the ideal setting for entertaining. A brick accent wall in the entryway adds character while sliding glass doors & large windows bathe the space in natural light. A culinary haven, the kitchen boasts an expansive center island, custom cabinetry & high-end appliances including an integrated refrigerator & Viking 36" gas range. After gathering in the dining area for a home-cooked meal, step through sliding glass doors to enjoy a nightcap on the patio in your private, fenced-in yard. The property also affords ample space for the addition of a pool. On the second floor, retreat to the luxurious owner's suite featuring a double vanity, walk-in shower with soaking tub & walk-in closet. A flex space attached to the owner's suite is perfect for an office, reading nook, nursery, or space for your Peloton or yoga mat. An additional bedroom with an ensuite bath on the second floor is a private space for guests to enjoy. The third floor opens up into a second living area with views of the treelined neighborhood below.



Two additional bedrooms are generously sized with walk-in closets & share a full bath. This home's unique location cultivates a tranquil & secluded ambiance, evoking the sensation of residing in a treehouse, all within minutes of the city's best urban amenities. Dine at awarded restaurants & sip craft cocktails at South Lamar locales, shop high-end retailers along South Congress, or enjoy nature in Barton Creek Greenbelt & Zilker Park. Owner/Agent. 1-2-10 warranty provided.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	4125602
List Price	\$1,599,000
Sale Price	\$1,550,000
Sale Date	February 9th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,782
Acres	0.19
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2308 Arpdale Street 1
Subdivision	Rabb View Estates Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	None
Parking	Attached, Garage
# of Garages	2
View	Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Stories	Three Or More

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Windows	None
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin