

\$5,800,000 - 2308 Hartford Road, Austin

MLS® #4507779

\$5,800,000

5 Bedroom, 7.00 Bathroom, 5,295 sqft
Residential on 0.32 Acres

Sunset Hill Enfield 02, Austin, TX

CONSTRUCTION COMPLETED IN PEMBERTON -

Striking new build by Next Custom Homes and Clayton Korte Architects in the heart of Austin just minutes from downtown in the desirable Pemberton neighborhood. The two-wing structure is entered through a lushly planted courtyard opening on to a two-story glass foyer which provides views out over the property before even entering the home. The back of the house is dramatically cantilevered over the landscape creating a lower level that is completely secluded from the street view. Finished with exquisite attention to detail the interior features wide-plank oak floors, walnut cabinetry, marble counters and designer light fixtures.

TREETOP VIEW ON TOP -

The floorplan is thoughtfully designed to provide both public and private space. The south wing of the main floor hosts a gourmet kitchen which opens to a light-filled great room anchored by a marble fireplace; an adjacent balcony offers a view over the pool below. The north wing contains a treetop-view master suite with a luxurious bath and two large walk-in closets plus a unique windowed sitting area. Two additional en-suite bedrooms complete the main level.

ALFRESCO LIVING AND PRIVACY BELOW -



The lower level features a large family room with sliding windows that can open completely to the alfresco dining space, fireplace and pool. A butler's kitchen allows for drinks and snacks to be served without a trip upstairs. Across the pool lie two additional bedroom suites, separately accessed for privacy. Additional luxuries include professional appliances, sleek European cabinetry, three-car garage and a car turntable in the driveway. *Taxes to be determined once property is reassessed. Current taxes are based off old structure or incomplete construction.*

24 Hour Advanced Showing Notice.

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	4507779
List Price	\$5,800,000
Sale Price	\$5,700,000
Sale Date	November 8th, 2021
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,295
Acres	0.32
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2308 Hartford Road
Subdivision	Sunset Hill Enfield 02
City	Austin

County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached, Concrete, Driveway, Garage Faces Side
# of Garages	3
View	Neighborhood
Waterfront	None
Has Pool	Yes

Interior

Interior	Stone, Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Cooktop, Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Outdoor Grill, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Window Treatments
Roof	Metal
Construction	Frame, Glass, Metal Siding, Concrete, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin