

# \$2,785,000 - 2703 Little John Lane, Austin

MLS® #4573272

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## \$2,785,000

4 Bedroom, 5.00 Bathroom, 3,475 sqft  
Residential on 0.19 Acres

Sherwood Oaks Sec 03, Austin, TX

Youâ€™ve earned it! Modern SoCo luxury and the peaceful balance of a Zen garden strike a harmonious chord in this 2023 Eco Lux retreat! Beautifully designed with warm, high-end finishes and unique custom features for an intentional lifestyle of optimal health and wellness, floor-to-ceiling windows flood abundant natural light into every room.

The primary suite is your private sanctuary overlooking the pool and spa with direct access to the serenity of the backyard. Featuring luxury floor-to-ceiling marble tile and a large double-wide glass shower, the primary bath is a study in sophisticated functionality. The huge primary closetâ€™s built-ins offer ample hanging and storage space to organize your wardrobe as well as a convenient extra washer and dryer, and of course, beautiful finishes. With 3 additional bedrooms and a second living area upstairs, thereâ€™s plenty of thoughtfully finished and flexible space for your lifestyle. Intelligently designed features start and finish each day on your terms with automatic blinds on all windows, a high-end gym studio in the garage, sliding glass doors to let the breeze in and your favorite music flowing through every area of the home with in-ceiling Sonos speakers. Love to cook? The gourmet kitchen includes high-end appliances, two dishwashers, an appliance garage, and a huge pantry. Ready to entertain? The large saltwater pool is



upgraded with a heater and chiller for all-year-round enjoyment. Enjoy the 8-person hot tub, play games on the leveled turf lawn, and cook S'mores around the large campfire fueled by natural gas. Outside youâ€™ll also notice the hassle-free landscaping with premium, pet-friendly artificial turf and an abundance of plants with irrigation on autopilot.

The location is amazing! Just a quick hop to South Congress in only 3 minutes and downtown in less than 8 minutes, this hidden gem is quietly tucked away next to a nature preserve with birds and squirrels around the corner from Saint Edwards University.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	4573272
List Price	\$2,785,000
Sale Price	\$2,570,000
Sale Date	July 17th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,475
Acres	0.19
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2703 Little John Lane
Subdivision	Sherwood Oaks Sec 03
City	Austin

County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available, Water Connected
Features	Internet Access, Trails/Paths, Curbs
Parking	Attached
# of Garages	2
View	Park/Greenbelt, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Range, Free-Standing Electric Oven, Free-Standing Gas Oven, Disposal, Gas Water Heater, Oven, Refrigerator, Self Cleaning Oven, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Electric Grill, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs to Greenbelt/Park, Level, Moderate Trees
Windows	Aluminum Frames, Blinds
Roof	Metal, Shingle
Construction	Brick, Masonry, Masonite
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Travis Hts

Middle  
High

Lively  
Travis