

# \$2,750,000 - 2707 Valley Springs Road, Austin

MLS® #4795181

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## \$2,750,000

4 Bedroom, 5.00 Bathroom, 4,320 sqft  
Residential on 0.65 Acres

Bluffington Sec 02, Austin, TX

Stratford Hills Tree House: Inspired by its surroundings, this architectural gem was designed to blend seamlessly into nature in one of Austin's most beloved neighborhoods, on a lush .65 acres. The gorgeous living area is the heart of the home, with an amazing stone fireplace at the focal point reaching the soaring wood-beamed ceilings with peek-a-boo skylights - all surrounded by walls of glass overlooking the surrounding beauty of nature. Wood, stone, and glass are a thoughtful theme throughout the property, maximizing the views, and providing rich texture and detailing. Among the various outdoor spaces, an interior courtyard makes for a lovely place to meditate, and adds a nice focal point from the interior of the home. The primary suite is privately situated and offers stunning floor-to-ceiling windows with an unforgettable primary bath and direct patio access - the perfect getaway. This home features four bedrooms, three full bathrooms, and two half bathrooms, including a guest suite on the lower level of the home with a private entrance, full bath and separate laundry. Located in a centrally located part of town with incredible access to Downtown Austin (less than 3 miles away), and within a few blocks to Zilker Park.



Built in 1971

## Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 4795181                 |
| List Price     | \$2,750,000             |
| Sale Price     | \$2,550,000             |
| Sale Date      | August 29th, 2023       |
| Bedrooms       | 4                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 3                       |
| Half Baths     | 2                       |
| Square Footage | 4,320                   |
| Acres          | 0.65                    |
| Year Built     | 1971                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2707 Valley Springs Road |
| Subdivision | Bluffington Sec 02       |
| City        | Austin                   |
| County      | Travis                   |
| State       | TX                       |
| Zip Code    | 78746                    |

### **Amenities**

|              |  |
|--------------|--|
| Utilities    | Cable Available, Electricity Available, Electricity Connected, Fiber Optic Available, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected |
| Features     | Internet Access, Lake, Park, Trails/Paths  |
| Parking      | Attached, Circular Driveway, Private, Electric Vehicle Charging Station(s)   |
| # of Garages | 2  |
| View         | Creek/Stream, Trees/Woods  |
| Waterfront   | Creek, Seasonal, Stream  |

### **Interior**

|            |   |
|------------|---|
| Interior   | Tile, Wood  |
| Appliances | Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, |

|                 |                                    |
|-----------------|------------------------------------|
|                 | Refrigerator                       |
| Heating         | Central, Fireplace(s), Natural Gas |
| Cooling         | Central Air                        |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Family Room, Metal, Stone          |
| Stories         | Multi/Split                        |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Exterior Steps, Garden, Uncovered Courtyard   |
| Lot Description   | Corner Lot, Garden, Landscaped, Native Plants, Private, Sprinklers Automatic, Trees Large Size, Xeriscape |
| Windows           | Bay Window(s), Window Coverings   |
| Roof              | Composition, Green Roof   |
| Construction      | Frame, Stone  |
| Foundation        | Pillar/Post/Pier, Slab  |

### **School Information**

|            |              |
|------------|--------------|
| District   | Austin ISD   |
| Elementary | Barton Hills |
| Middle     | O Henry      |
| High       | Austin       |