

\$2,250,000 - 1003 S 3rd Street, Austin

MLS® #5669442

\$2,250,000

3 Bedroom, 3.00 Bathroom, 2,557 sqft
Residential on 0.18 Acres

Linscomb & Linscomb, Austin, TX

This exceptional home located on a peaceful street in Bouldin Creek is no doubt one of the best locations to live in Austin.

1003 S. 3rd was designed to provide an expansive open living space unfolding on two levels all insulated by wonderful trees, greenery, and boulders. Floor to ceiling windows seamlessly connect with the outdoors from multiple directions creating an amazing sense of volume while inviting in natural light and framing the backyard view.

The contemporary material and color palette combined with the clean architectural form offers an impressive two-level home with white oak hardwoods and crisp white walls. The newly renovated kitchen was designed with smart storage to neatly house appliances and a large island creates an open social able layout for gatherings. On the ground level, there are three bedrooms and two baths. The owner's suite has a large slide door opening to a deck and lawn area. Two spacious closets complete with an organized system. The bathroom suite offers a nice walk-in shower and a large free-standing bath with views to the backyard greenery. Two other bedrooms and flex space that can be used for an office, workout studio or a downstairs lounge area. A separate outdoor space is located right outside the flex space offering privacy with terraced steps leading down to the backyard. This area has loads of



potential for future plantings.

This home feels incredibly tranquil while being surrounded by so many easily walkable hot spots including walking trails along Lady Bird Lake, Barton Springs, Zilker Park, excellent range of local restaurants and shops all along S. 1st and SOCO and a short walk to Downtown Austin.

Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	5669442
List Price	\$2,250,000
Sale Price	\$2,200,000
Sale Date	June 16th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,557
Acres	0.18
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1003 S 3rd Street
Subdivision	Linscomb & Linscomb
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water

	Available
Features	None, Curbs
Parking	Attached, Driveway, Garage Faces Front, Garage
# of Garages	2
View	Creek/Stream
Waterfront	Creek, Stream, Seasonal

Interior

Interior	Wood
Appliances	Dryer, Dishwasher, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Gentle Sloping, Moderate Trees, Native Plants, Sprinklers Automatic
Windows	None
Roof	Metal, Mixed
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis