

\$2,998,000 - 2704 Rollingwood Drive, Austin

MLS® #5685625

\$2,998,000

5 Bedroom, 4.00 Bathroom, 3,479 sqft
Residential on 0.35 Acres

Rollingwood, Austin, TX

Welcome to this stunning 5-bedroom plus office, 3.5-bathroom modern farmhouse located on the highly sought after Rollingwood Drive, boasting an open floor plan filled with natural light and adorned with natural hardwood floors. The addition of recent enhancements, valued at nearly \$900K, has transformed this home into an epitome of luxury. Featuring a lavish backyard oasis complete with a pool, spa, outdoor dining and living areas, complemented by breathtaking landscaping, this residence now offers unparalleled opulence. The heart of the home features a Chef's Kitchen equipped with stainless steel Kitchen Aid appliances, granite countertops, and a spacious island perfect for dining. LED lighting and power outlets beneath the cabinets add a touch of sophistication and convenience, creating an inviting space for entertaining. The main floor is graced with the Owner's bedroom, a newly renovated spa-like bath retreat with custom closet by California closets, and a convenient office. Upstairs, discover four additional bedrooms, two baths, and a versatile game room. Outside is a true oasis, with lovely views, a stunning pool and spa by Modern Design & Build with ample covered and uncovered patios to enjoy al-fresco dining and relax in the outdoor living room. The aesthetic is perfected with comprehensive landscaping by the renowned D. Crain. Nestled just west of downtown Austin, Rollingwood epitomizes the allure of small-town living within reach of the city's



vibrant offerings. Less than 5 miles from downtown, Rollingwood offers a tranquil suburban ambiance combined with easy accessibility. Residents enjoy proximity to Austin's treasures, including the expansive Zilker Park, Barton Springs, Lady Bird Lake trail system, and Western Hills Athletic Club and Rollingwood Park. Furthermore, this prime location falls within Austin's top-rated school district, EANES ISD, ensuring exceptional educational opportunities for families.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	5685625
List Price	\$2,998,000
Sale Price	\$2,810,000
Sale Date	May 10th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,479
Acres	0.35
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2704 Rollingwood Drive
Subdivision	Rollingwood
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Playground, Park, Trails/Paths
Parking	Attached, Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Moderate Trees, Sprinklers In Ground, Trees Medium Size
Windows	Screens
Roof	Composition, Metal
Construction	Brick Veneer, Frame
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake