

# \$1,175,000 - 2610 Kinney Oaks Court, Austin

MLS® #6101223

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## \$1,175,000

4 Bedroom, 3.00 Bathroom, 2,428 sqft  
Residential on 0.09 Acres

Village At Kinney Court, Austin, TX

Charming 4 Bed, 3 Bath Home with Private  
Hot Tub in 78704

Welcome to 2610 Kinney Oaks Court, a stunning retreat nestled in the heart of the highly sought-after 78704 area, offering convenient access to South Lamar (SOLA), Barton Springs, and Downtown Austin. Boasting 2,433 square feet of living space, this meticulously upgraded residence is a rare gem in an unbeatable location.

Upon entry, you're greeted by a warm and inviting ambiance, accentuated by a two-sided fireplace that elegantly divides the formal living area from the cozy family room. The gourmet kitchen is a chef's delight, featuring granite countertops, a spacious island, and top-of-the-line appliances. Enjoy meals in the breakfast area or entertain guests in the formal dining room. A convenient built-in desk adds functionality to the kitchen space.

Upstairs, discover four well-appointed bedrooms, each offering comfort and style. The primary suite is a true sanctuary, boasting a luxurious dual-head shower, exquisite vanity, and a generous walk-in cedar closet. The hall bathroom features a double vanity sink and has been completely upgraded for added elegance.

Step outside to your own private oasis, where a custom pergola sets the stage for al fresco



dining and relaxation. Unwind in the tranquil spa with a soothing water feature.

This home comes with an array of impressive upgrades, including hardwood floors throughout the upstairs bedrooms, a cedar primary closet, solar panels for energy efficiency, and a brand-new roof for peace of mind. Spa equipment recently serviced, efficient and working great. Modern conveniences abound, such as a hot water dispenser in the kitchen and a touch faucet.

Additional features include plantation shutters, Google Fiber availability, and an irrigation system for easy lawn maintenance. With low HOA fees of just \$50 per month, this property offers exceptional value and convenience.

WASHER, DRYER, FRIDGE, FREEZER IN GARAGE AND PLANTERS CONVEYS

Built in 2001

### Essential Information

ListingFeed	abor_vow
MLS® #	6101223
List Price	\$1,175,000
Sale Price	\$1,080,000
Sale Date	May 24th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,428
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	2610 Kinney Oaks Court
Subdivision	Village At Kinney Court
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Natural Gas Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Dog Park, Park, Sidewalks, Curbs
Parking	Attached
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, Rain Gutters, Arbor
Lot Description	Alley, Interior Lot, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size, Waterfall
Windows	Plantation Shutters
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin