

# \$2,246,760 - 3610 Hillbrook Drive, Austin

MLS® #6675129

---

## \$2,246,760

5 Bedroom, 4.00 Bathroom, 3,555 sqft  
Residential on 0.40 Acres

Highland Hills Sec 06 Ph 02A, Austin, TX

Transformative reimagination of a 1960s Highland Hills mid-century home. Now a gorgeous, contemporary steel, Hardie and stucco 5-bedroom home with more than 3500 square foot home per FPG, with walls of glass, soaring ceilings, the most amazing kitchen, private study, fabulous owner's suite and bath, covered patio and outdoor kitchen, steel backyard steps and a yard, gazebo and pond that would make any kid smile. Overall new construction or gutted down to the studs. New slab plumbing, electrical, windows, lighting and Kohler plumbing fixtures and appliance package all selected by the builder to complement the most stunning floorplan with gorgeous white engineered oak floors, and so many amazing features. Find the mud room and powder bath in a great location for easy access to a future pool. Rick Kendrick, builder, put such care into both the inside and outside kitchens-12 ft. inside island with waterfall quartz counters and seating space for 6, 48" Viking range with 6 gas burners, 34 bottle wine fridge, double unit Whirlpool side by side refrigerator AND freezer, covered outdoor kitchen with gas grill, sink and built-in seating. Standing seam metal roof, smart home features, spray foam insulation, 22' ceiling in the living room with sealed gas fireplace and a wall of glass door panels. Fully landscaped including a gazebo and lily pond. The garage has dual electric 240 charging ports and dual tankless water heaters with recirculating pumps for hot water all the time! The glass



reading room upstairs overlooks the living room-fabulous space to relax. Upstairs is also a gameroom with wetbar and beverage cooler. The list goes on-this is a must see!

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	6675129
List Price	\$2,246,760
Sale Price	\$2,244,260
Sale Date	March 20th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,555
Acres	0.40
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3610 Hillbrook Drive
Subdivision	Highland Hills Sec 06 Ph 02A
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Door-Single, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Electric Vehicle Charging Station(s)
# of Garages	2

Garages Garage Door Opener

View Trees/Woods

Waterfront Pond

### **Interior**

Interior Tile, Wood

Appliances Built-In Range, Built-In Gas Range, Built-In Refrigerator, Convection Oven, Dishwasher, Free-Standing Gas Range, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Wine Cooler

Heating Central, Fireplace(s), Natural Gas, Zoned

Cooling Central Air, Ceiling Fan(s), Electric, Zoned

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Sealed Combustion

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Exterior Steps, Gas Grill, Outdoor Grill, Private Yard

Lot Description Back Yard, Gentle Sloping, Landscaped, Native Plants, Sprinklers Automatic, Sloped Up, Few Trees

Windows Double Pane Windows, Screens

Roof Metal

Construction Cedar, HardiPlank Type, Stucco, Wood Siding

Foundation Slab

### **School Information**

District Austin ISD

Elementary Highland Park

Middle Lamar (Austin ISD)

High McCallum