

# \$3,395,000 - 2706 Tether Trail, Austin

MLS® #6983910

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## \$3,395,000

5 Bedroom, 4.00 Bathroom, 3,825 sqft  
Residential on 0.30 Acres

Horseshoe Bend Sec 03 Amd, Austin, TX

Combining mid-century modern elements into a contemporary design for the 21st century, 2706 Tether Trail is built to let the outdoors in. Located on a quiet, tree lined street in Barton Hills, the homeowners collaborated with Barron Custom Design and Revent Builds to create this energy efficient home and is pre-wired to be a "smart" home. With 5 bedrooms there is ample space for family or guests. An additional flex space upstairs can be used as a 6th bedroom or study. Multiple indoor and outdoor living spaces allow you room to host large gatherings. Interior and exterior built-in speakers let you play music in one room or throughout the whole house. Spread out downstairs in one of two living rooms or the spacious veranda overlooking the backyard. Upstairs is a large game/media room with wet bar, beverage refrigerator & built-in sound system and an expansive balcony with views of Barton Creek Greenbelt. The chef's kitchen has a center island, pantry and floor to ceiling cabinets for abundant storage. Appliances include a Sub-Zero refrigerator, Wolf gas range, Bosch dishwasher, Sharp drawer microwave, Wolf warming drawer and a reverse osmosis water filtration system at the sink. Kitchen is open to dining, living room with fireplace and climate controlled wine room. The outdoor kitchen has a gas grill, sink and refrigerator. The backyard has a stone fire pit and room for a pool (design and permit available, see agent). Primary suite on the main floor has a vaulted ceiling and wall



of glass sliding doors with breath-taking views of the tree covered hills of Barton Creek. The en-suite bathroom has floating vanities, free standing tub, oversized shower & two walk-in closets. Downstairs are two guest bedrooms and a bathroom with steam shower. Upstairs are 2 additional bedrooms and 1.5 baths. The home sits on a 0.29 acre lot located a short walk to the Greenbelt trailhead and less than 5 miles to Zilker Park, Ladybird Lake, Downtown Austin and other nearby attractions.

Built in 2021

### Essential Information

ListingFeed	abor_vow
MLS® #	6983910
List Price	\$3,395,000
Sale Price	\$3,395,000
Sale Date	November 5th, 2021
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,825
Acres	0.30
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2706 Tether Trail
Subdivision	Horseshoe Bend Sec 03 Amd
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	Curbs, Internet Access
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Workshop in Garage
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Panoramic
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Exhaust Fan, Freezer, Disposal, Gas Range, Microwave, Water Purifier Owned, Range Hood, See Remarks, Tankless Water Heater, Warming Drawer
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Gas Grill, Lighting, Rain Gutters
Lot Description	Back Yard, Sloped Down, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Metal
Construction	HardiPlank Type, Stone, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin