

# \$1,100,000 - 305 Tillery Square 2, Austin

MLS® #6994104

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## \$1,100,000

3 Bedroom, 5.00 Bathroom, 2,021 sqft  
Residential on 0.29 Acres

Tillery Square, Austin, TX

Incredibly stunning and stylish urban living awaits at this gorgeous 2-bed, 2.5-bath property nestled in one of the hottest locations in Austin! This modern beauty sits on a quiet and peaceful cul-de-sac that is also in an extremely walkable location in ultra-hip East Austin – talk about a true unicorn pairing!

Dazzling with natural light, the home also features exquisite high-end finishes, well-crafted vaulted ceilings, a beautiful master suite on the main floor, and impeccable designer touches and stylings throughout that makes this one-of-a-kind house a true knockout. The property also includes a fantastic 1-bed, 1.5-bath guest house that can serve as a separate office area, a space for guest accommodations or it can be used to generate income as a short or long-term rental. The options are endless!

Inside the main home, entertain family and guests in the polished, gourmet-style kitchen, highlighted with a large entertainment-style Quartz island, stainless steel appliances, and timeless custom kitchen cabinets accented with elegant gold hardware. You can also unwind from the day with a nice refreshment from the charming wine-bar nook located under the staircase while kicking back and relaxing in the living room.

Outside, experience the best of Austin weather and impress guests in the perfectly manicured



backyard with multiple outdoor living spaces ideal for entertaining. Whether it's enjoying your morning coffee or a delicious meal out on the covered patio, or basking in the dreamy sunny weather while taking a dip in the cool "Cowboy Pool," this private backyard provides an ultimate outdoor oasis setting. (No shared spaces or driveways with other unit.)

A truly desirable location, the home is just a 5-minute drive from downtown, 10 minutes from the airport and a short walk to Lady Bird Lake. It is also near many Austin eatery and bar hotspots, including Lustre Pearl, Kemuri Tatsuya, Central Machine Works, Jacoby's, De Nada Cantina, and much more.

Built in 2020

### Essential Information

ListingFeed	abor_vow
MLS® #	6994104
List Price	\$1,100,000
Sale Price	\$1,125,000
Sale Date	May 15th, 2023
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,021
Acres	0.29
Year Built	2020
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	305 Tillery Square 2
Subdivision	Tillery Square

City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Electricity Available, Sewer Connected, Water Connected
Features	Common Grounds/Area
Parking	Attached, Door-Single, Garage Faces Front, Garage
# of Garages	1
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Electric Water Heater, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Sprinklers Automatic, Trees Medium Size
Windows	Blinds, Window Coverings
Roof	Composition
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Govalle
Middle	Martin
High	Eastside Memorial