

# \$1,695,000 - 2906 Rio Grande Street, Austin

MLS® #7244805

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## \$1,695,000

2 Bedroom, 3.00 Bathroom, 1,601 sqft  
Residential on 0.12 Acres

Brown Leander Add, Austin, TX

Inspired by the efficiency and simplicity of 1920s bungalows, the Court & Corten House is an architectural masterpiece surrounded by a serene oasis. Thoughtfully engineered around the lot's gorgeous heritage oak, the house has a distinctly mid-century aesthetic focused on maximizing light and blending the built environment with nature. This award-winning design by Charles D. Piazza Architecture and Chris Cobb Architecture is 1601SF, with 2-beds/2.5-baths. Follow the pathway from the entry courtyard through water-wise native landscaping to an outdoor terrace. The interior is like living in a work of art. Walls of glass and perfectly-placed windows frame lush nature vignettes. Hardwood floors and ceilings accompany a neutral palette, further focusing your attention on the home's spectacular setting. The home's efficient layout packs a punch with a large designer kitchen, an airy dining room, and a living room with oak tree views. The owner's suite features a spa bath and flows to the outdoor terrace through an enormous sliding glass door. Fully fenced and private, the .12-acre property offers two parking spots via a gated driveway. Tucked away in Central Austin, you have incredible access to the UT Campus, Lady Bird Lake, Shoal Creek trail, and Hyde Park. You are minutes away from both I-35 and MoPac and less than ten minutes from Downtown Austin via Guadalupe. This home was on the 2015 AIA Austin homes tour and received an AIA



Austin Design Award in 2018.

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	7244805
List Price	\$1,695,000
Sale Price	\$1,695,000
Sale Date	July 18th, 2022
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2906 Rio Grande Street
Subdivision	Brown Leander Add
City	Austin
County	Travis
State	TX
Zip Code	78705

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Electric Gate, Parking Pad
View	None
Waterfront	None

### Interior

Interior	Tile, Wood
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Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Uncovered Courtyard
Lot Description	Moderate Trees, Sprinklers Automatic, Trees Large Size
Windows	None
Roof	Membrane
Construction	Metal Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin