

\$2,250,000 - 2701 Arion Circle, Austin

MLS® #7988719

\$2,250,000

4 Bedroom, 4.00 Bathroom, 4,202 sqft
Residential on 0.39 Acres

Woods Of Greenshores Sec 01, Austin, TX

Situated on an elevated .4 acre corner lot surrounded by 1,200 acres of greenbelt in a quiet gated neighborhood, this custom home is the ultimate sanctuary, but still so close to everything that is Austin. Strategically designed to ensure optimum privacy while welcoming the natural light and beauty of the surrounding greenspace. Built in 2018, this bright and airy home is a perfect blend of modern elements (cut architectural stone, Statuario quartzite & geometric profiles) with timeless, classic touches (authentic reclaimed Old Chicago brick & Carrara marble). Add soft wood accents (white oak cabinets, shiplap, cedar timbers & hickory flooring) and you have a one-of-a-kind, spectacular home. Welcome guests at the craftsman iron pivot hinge front door. Notice the cut stone detail in the foyer and soaring 20 ft ceilings in the great room. Natural light streams through the four-panel iron/glass door that opens up to the 462 sq ft covered patio, outdoor kitchen & saltwater pool/spa. Calling chefs & entertainers to the enormous & well-appointed kitchen! Massive center island with casual eating/gathering space, 48" 6 burner+flat top w/ dual gas ovens, 4-door built-in 42" chef fridge, farmhouse sink & second prep sink + tons of storage in 60" stacked cabinets. Host holiday parties in the large dining room w/ French doors to the patio for indoor-outdoor entertaining. The primary suite is a perfect getaway, w/ private access to pool. Enjoy the spa-like ensuite w/ 6"™ soaking tub & steam



shower w/ body jets. Split level floorplan adds convenience & functionality w/ owner's suite, office & two bdrms on 1st floor. Guests will love the privacy of a bdrm & bath on the 2nd floor, along w/ a fully outfitted Media Room. Impressive list of upgrades include: tankless water heaters, 3 AC units, 8' solid core doors, high ceilings, abundant cabinet storage, 3-car oversized garage & more! Come see & feel all the custom features that make this gorgeous move-in ready home like no other!

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	7988719
List Price	\$2,250,000
Sale Price	\$2,550,000
Sale Date	November 2nd, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,202
Acres	0.39
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2701 Arion Circle
Subdivision	Woods Of Greenshores Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Available, Propane, Water Connected
Features	Common Grounds/Area, Community Mailbox
Parking	Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Microwave, Water Purifier Owned, Plumbed For Ice Maker, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air, See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Plantation Shutters, Screens, Window Treatments
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum