

# \$1,735,000 - 2403 Dip Cove, Austin

MLS® #8383440

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## \$1,735,000

4 Bedroom, 2.00 Bathroom, 1,808 sqft  
Residential on 0.29 Acres

Barton Hills, Austin, TX

Welcome to Dip Cove, an immaculately maintained split-level MCM that is tucked away, deep in Barton Hills. Perched on nearly 1/3 acre, this treehouse is surrounded by Texas native landscaping, multiple balconies and trees galore. The front and rear landscaping was designed to be a butterfly and hummingbird garden, blooming at different stages during the growing season. The private backyard is tree-filled, fully fenced and great for entertaining and bird watching. Terrazzo and wood floors are found throughout the house with windows everywhere. The living/dining area boasts high, vaulted ceilings and a fireplace. Spacious kitchen with loads of cabinetry, quartz countertops and stainless steel appliances spills into the dining area with plenty of additional dining space at the bar making it the perfect layout for entertaining. Enjoy the oversized patio and majestic backyard that is large enough for an ADU, small cottage or guest house. The primary bedroom has built-ins and a large window with a view of the backyard. The primary bathroom features a deep soaking plaster tub and vanity. HVAC was replaced in 2020 with a top-of-the-line unit. Second bathroom is located next to the three bedrooms on their own floor above the kitchen. Located minutes from the glory that is 78704 and Gus Fruh greenbelt. Easy access to Mopac Expressway, 360 and 290.



Built in 1975

## Essential Information

ListingFeed	abor_vow
MLS® #	8383440
List Price	\$1,735,000
Sale Price	\$1,640,000
Sale Date	August 26th, 2022
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,808
Acres	0.29
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	2403 Dip Cove
Subdivision	Barton Hills
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Bamboo, Terrazzo
Appliances	Cooktop, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Water Heater, Stainless Steel Appliance(s), Range
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Wood Burning
Stories	Multi/Split

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Small Size
Windows	Screens
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin