# \$2,895,000 - 2706 Tether Trail, Austin

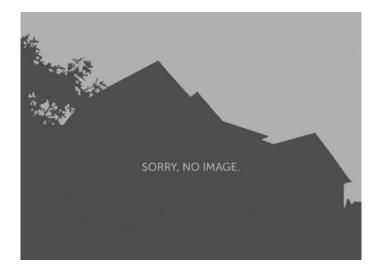
MLS® #8405925

### \$2,895,000

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

Horseshoe Bend Sec 03 Amd, Austin, TX

In the serene, tree-lined streets of Barton Hills, 2706 Tether Trail presents an architectural delight that marries mid-century modern aesthetics with the luxuries of contemporary living. Crafted through a unique collaboration with Barron Custom Design and Revent Builds, this home boasts energy efficiency and smart home capabilities. This residence features five bedrooms with an additional flex room for a sixth bedroom or a dedicated study. The thoughtful design includes multiple living areas with built-in speakers inside and out. The home boasts a spacious three-car garage, providing ample room for vehicles and storage. The heart of the home is undoubtedly its kitchen, which opens seamlessly to the dining and living areas. It's a chef's dream with a suite of premium appliances including a Sub-Zero refrigerator, Wolf gas range, and more, complemented by a climate-controlled wine room for the connoisseur. The expansive balcony and outdoor kitchen extend the living space, offering vistas of the Barton Creek Greenbelt and a stone fire pit for evenings under the stars. The primary suite is a private retreat on the main floor, with vaulted ceilings and sliding glass doors that frame the lush landscape beyond. Its ensuite bathroom features floating vanities, a freestanding tub, a steam shower, and his and hers walk-in closets. On the main level, two guest bedrooms are complemented by a luxurious bathroom complete with a steam shower. On the upper level, there are two more spacious



bedrooms, accompanied by a full bathroom and an additional half bath. Set on a 0.29-acre lot, this home is moments away from the Greenbelt trailhead, offering uninterrupted, lush hill country views that stretch over the protected greenbelt—a view that's here to stay. Direct access to the Greenbelt trailhead - minutes from the heart of Austin, with Zilker Park, Lady Bird Lake, and downtown's bustle conveniently close. The spacious grounds beckon the addition of a custom pool - see renderings.

#### Built in 2020

### **Essential Information**

ListingFeed abor\_vow

MLS® # 8405925

List Price \$2,895,000

Sale Price \$2,895,000

Sale Date July 16th, 2024

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 3,825 Acres 0.30 Year Built 2020

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, Natural Gas Connected, High

Speed Internet Available, Phone Available, Sewer Connected, Water

Connected, Fiber Optic Available

Features Curbs, Internet Access

Parking Attached, Driveway, Garage Faces Front, Garage, Covered, Door-Multi,

Workshop in Garage

# of Garages 3

Garages Garage Door Opener

View Park/Greenbelt, Panoramic, Trees/Woods

Waterfront None

#### Interior

Interior Tile, Wood

Appliances Built-In Refrigerator, Dryer, Dishwasher, Exhaust Fan, Disposal, Gas

Range, Microwave, Oven, Tankless Water Heater, Washer, Bar Fridge,

Freezer, Range Hood, Warming Drawer, Water Purifier Owned

Heating Central, ENERGY STAR Qualified Equipment, Fireplace(s)

Cooling Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Gas, Wood Burning

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Exterior Steps, Rain Gutters, Gas Grill, Lighting, Outdoor Grill

Lot Description Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped,

Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees

Medium Size, Gentle Sloping, Native Plants, Sloped Down, Views

Windows Double Pane Windows, ENERGY STAR Qualified Windows

Roof Metal

Construction HardiPlank Type, Spray Foam Insulation, Stone

Foundation Slab

### **School Information**

District Austin ISD

Elementary Barton Hills

Middle O Henry

High Austin