

\$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