

# \$2,300,000 - 2707 Stratford Drive 1, Austin

MLS® #8578591

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## \$2,300,000

3 Bedroom, 3.00 Bathroom, 2,913 sqft  
Residential on 0.43 Acres

Stratford Heights, Austin, TX

Elegantly nestled next to the coveted hills of Westlake, this contemporary marvel, designed by Alterstudio Architecture and crafted by Abode Modern Homes, epitomizes sophisticated living. Located on the prestigious Stratford Drive, minutes from downtown and a stroll away from Zilker Park, the residence seamlessly blends luxury with an enviable location.

Floor-to-ceiling, site-glazed windows grace the entire home, illuminating wide white oak flooring that flows through the living and dining rooms and the kitchen. Equipped with a Sub Zero refrigerator and a Wolf gas range, the kitchen is a culinary sanctuary. Beautiful imported tile and contemporary fixtures add refinement throughout. High-end designer touches are sprinkled throughout the thoughtful floor plan of this home, include the main bathroom created of Silverthorn travertine slabs and Calacatta Lincoln marble countertops.

As you walk up the custom architectural staircase, you are greeted by a second living area with more expansive windows overlooking the glistening pool and backyard. Upstairs, you have the main bedroom with two other bedrooms, two full bathrooms and two laundry rooms.

What could be more appealing than this huge lot? Past the back fence line, is gorgeous



undeveloped land that is also part of this property. It can be used for a future guest home, or keep it as it for all of its natural beauty. Perhaps an ADU? Details would need to be verified with the City of Austin.

This is more than a home; it's a haven of sophistication. This residence is a celebration of lifestyle, merging sleek aesthetics with thoughtful functionality. With meticulous craftsmanship and a prime location, this contemporary gem invites you to embrace modern elegance in the heart of Westlake. Don't miss the chance to make this exceptional residence your own.

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	8578591
List Price	\$2,300,000
Sale Price	\$2,390,000
Sale Date	June 21st, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,913
Acres	0.43
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2707 Stratford Drive 1
Subdivision	Stratford Heights
City	Austin
County	Travis

State TX  
Zip Code 78746

### **Amenities**

Utilities Electricity Available, Natural Gas Available  
Features None  
Parking Attached Carport, Electric Vehicle Charging Station(s), Garage Faces Front, Garage  
Garages Garage Door Opener  
View Creek/Stream  
Waterfront None  
Has Pool Yes

### **Interior**

Interior Wood  
Appliances Cooktop, Dryer, Dishwasher, Disposal, Gas Range, Refrigerator, Tankless Water Heater, Washer  
Heating Central  
Cooling Central Air  
Fireplaces None  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Lighting, Private Yard, See Remarks  
Lot Description Sprinklers In Ground, Trees Medium Size  
Windows Skylight(s)  
Roof Membrane  
Construction See Remarks, Wood Siding  
Foundation Slab

### **School Information**

District Austin ISD  
Elementary Barton Hills  
Middle O Henry  
High Austin