

\$2,350,000 - 1001 S 3rd Street, Austin

MLS® #8608690

\$2,350,000

3 Bedroom, 3.00 Bathroom, 2,482 sqft
Residential on 0.27 Acres

Linscomb & Linscomb, Austin, TX

The True Bouldin Tree House. A One of a Kind Build and Design by Scott Ginder of Forge Craft, in one of the most coveted pockets of Bouldin. This is your chance to own your own little piece of heaven in Bouldin on over a quarter acre lot overlooking East Bouldin Creek. Nestled up high in the tree canopy of ancient pecans, oak, box elders and elms, this custom home is in a very special location. You will feel tucked away in this peaceful spot with the bonus of amazing walkability. Be instantly whisked away into a lush landscape when entering the home as a triple Fleetwood slider opens up to a fully screened-in deck bringing the outside in, expanding your living space. Large expansive decks on both levels of the home extend the living space to the natural beauty outside. Open modern design with a warm, earthy inviting interior, the home and it's location offers an authentic Austin 78704 Lifestyle with walkability to Downtown, Lady Bird Lake, Town Lake Trail, Zilker Park, South Congress entertainment and shopping district, Restaurants along S. First and more....all while being tucked away from the crowds. Some of the home Features and Updates include a Full House Generac Back-Up 22kw Generator, Custom Built Oak Primary Closet, Newer Metal Roof, Custom White Oak Built-Ins in Living room, New Trane HVACs, Thermador Appliances, Custom Oak and Steel screen at entry, New ASKO washer/dryer, New Thermally Modified Timber on Front Exterior,



New paint inside and out, Kanga Room shed, Large Sentry Safe and Large ProVault Safe (both convey, bolted to floor), warm Eucalyptus Floors and more...See docs for full list. Not Pictured is an additional 'Sport Room' that opens onto the Carport. The perfect place to store bikes, paddle boards, tools etc. Note: SQFT is based off architectural plans and Lot size is from original survey. Differs from TCAD. Buyer to verify all information.

Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	8608690
List Price	\$2,350,000
Sale Price	\$2,260,000
Sale Date	May 28th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,482
Acres	0.27
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1001 S 3rd Street
Subdivision	Linscomb & Linscomb
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached Carport, Covered, Off Street
View	Creek/Stream, Trees/Woods
Waterfront	Creek

Interior

Interior	Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Free-Standing Refrigerator, Gas Range, Microwave, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Gas Grill, Rain Gutters
Lot Description	Corner Lot, Backs to Greenbelt/Park, Sprinklers In Rear, Many Trees, Steep Slope, Sprinklers Partial, Views
Windows	Double Pane Windows, Screens, Window Treatments
Roof	Metal
Construction	HardiPlank Type, Metal Siding, Concrete, Stucco, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis