

\$2,750,000 - 2206 Montclair Street, Austin

MLS® #8703621

\$2,750,000

3 Bedroom, 4.00 Bathroom, 2,983 sqft
Residential on 0.17 Acres

RABB INWOOD HILLS, Austin, TX

Seller is offering a \$50,000 pool credit to Buyer at closing Sitting under towering, native oak trees, 2206 Montclair reigns as one of the newest luxury builds in Barton Hills.

Traditional touches, like the marble fireplace in the living room, meet modern technology in this 3 bedroom/ 3.5 bathroom home. When you step through the wrought-iron and glass front door, you're welcomed with an abundance of natural light and a sprawling, open floor plan. The chef's kitchen was thoughtfully designed to accommodate simple everyday cooking or entertaining party guests. This high-end kitchen features two center quartz islands (both equipped with sinks), built-in Kitchenaid black stainless appliances, beverage refrigerator, separate ice-maker, dark walnut colored cabinetry, brushed gold hardware and coordinating backsplash. The designated built-in bar in the dining area will be the center for conversation at your next dinner party. The living room off of the open kitchen has large picture windows with treetop views, a warm and inviting fireplace and a tall, 15ft vaulted ceiling. Head down the hall to the owner's suite and bath with dual vanities, large soaking tub, double shower towers, Woodbridge bidet toilet and walk-in closet. Also on the main level are the laundry room (with sink and counter space) and the mud room off of the garage. The second level features an additional living space with a walk-out balcony, a mother-in-law suite with private bathroom and another secondary



bedroom with built-in desk. Escape to the third story game room and take in a movie or step out onto the treetop balcony for sunset views. The outdoor spaces in this home are unparalleled; with a total of 5 outdoor areas (2 covered patios and 3 private balcones) you will always have a space to retreat to. Enjoy the Texas sunshine and entertain in the backyard at the outdoor kitchen with built-in stainless steel grill and sink or go out on the town and explore all that 78704 has to offer!

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	8703621
List Price	\$2,750,000
Sale Price	\$2,485,000
Sale Date	March 2nd, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,983
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2206 Montclair Street
Subdivision	RABB INWOOD HILLS
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Connected, Water Connected
Features	Curbs
Parking	Attached, Driveway, Garage Faces Front, Garage, Lighted
# of Garages	2
Garages	Garage Door Opener
View	City, Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Oven, Refrigerator, Range Hood, Tankless Water Heater, Wine Refrigerator, Built-In Gas Oven, Cooktop, Wine Cooler
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Stories	Three Or More

Exterior

Exterior Features	Balcony, Barbecue, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Private, Sprinklers Automatic, Trees Large Size, Views, Gentle Sloping, Near Public Transit
Windows	Aluminum Frames, Double Pane Windows, Screens
Roof	Composition, Metal, Shingle
Construction	Cedar, HardiPlank Type, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin