

# \$1,999,000 - 2525 Ionian Cove, Austin

MLS® #9255002

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## \$1,999,000

5 Bedroom, 5.00 Bathroom, 4,606 sqft  
Residential on 0.40 Acres

Woods Of Greenshores Sec 01, Austin, TX

Located on a quiet cul-de-sac just steps from Lake Austin, this .4-acre property backs to the greenbelt and Emma Long Park, with an additional easement creating an even more private, lush surrounding. Gather up the family for an afternoon hike on the hillside, then stroll down to an Austin institution, Ski Shores, for a beer and burger at a picnic table by the water. Embrace the scenic drive home, surrounded by nature and greeted with panoramic views, youâ€™ll feel miles from the bustle, yet Four Points, the Arboretum, the Domain and even Downtown Austin are just 15-20 minutes away.

A season pass to Emma Long Park can be made available for direct access to Lake Austin just 2+ miles down City Park Rd.

The house, built by Drees Custom Homes, blends a Mediterranean aesthetic with fresh, white color palette for a clean, contemporary look softened with arched windows and doorways. Rustic beams in the living room balance warm wide-plank oak floors and frame a dramatic fireplace. Sliding doors open to a patio overlooking the sparkling pool and spa; the spacious terrace is outfitted with a grill station for alfresco cooking. This gorgeous outdoor entertaining area is surrounded by the lushness of the greenbelt, providing a natural cocoon as you relax outdoors with friends and family.

The floorplan features a well-outfitted kitchen opening to a sunny breakfast room; a



butlerâ€™s pantry offers additional storage and a wine refrigerator. The main-floor primary suite enjoys greenbelt views, a large walk-in closet and sumptuous bath featuring a soaking tub and oversized shower. A second main-floor bedroom would also make a convenient office. Upstairs, three spacious bedrooms share a large playroom, offering a place for kids to play and entertain friends. Additional amenities include a water filtration system throughout, reverse osmosis water system, an oversized utility room, and a three-car garage.

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	9255002
List Price	\$1,999,000
Sale Price	\$1,923,250
Sale Date	April 22nd, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,606
Acres	0.40
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2525 Ionian Cove
Subdivision	Woods Of Greenshores Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78730

## Amenities

Utilities	Cable Available, Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Community Mailbox, Gated
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
View	Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Double Oven, Dishwasher, Disposal, Microwave, Water Purifier Owned, Propane Cooktop, Refrigerator, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Private, Sprinklers Automatic, Sprinklers In Ground
Windows	Drapes, Window Treatments
Roof	Composition, Tile
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum