

# \$1,300,000 - 2806 Brinwood Avenue, Austin

MLS® #9820836

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## \$1,300,000

4 Bedroom, 4.00 Bathroom, 2,603 sqft  
Residential on 0.13 Acres

Brinwood Sec 03, Austin, TX

**\*\*Price Improvement & Motivated Seller\*\***

Please note the days on market are reflective of the property undergoing construction.

New construction in South Austin! 2022 new build truly is a rare opportunity located in the heart of 78704- Overlooking the beautiful Bouldin Creek. Walk into a captivating view with European accordion style floor to ceiling glass doors, high end finishes with white oak wood flooring, quartz counter tops and stainless steel appliances. Office/Study on the first floor. Windows gleaming with natural light through out highlighting the patio and balcony views on every level. Master bedroom includes a spacious walk in closet, stunning master bathroom with access to a private extended patio. Third floor flex space with bedroom & full bath and balcony. No HOA. Walking distance to many of Austin's staple Restaurants, Bars and Shops on South Congress and S 1st St.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	9820836
List Price	\$1,300,000
Sale Price	\$1,320,000
Sale Date	March 13th, 2023
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,603
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2806 Brinwood Avenue
Subdivision	Brinwood Sec 03
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available, Natural Gas Connected, Water Connected
Features	Street Lights
Parking	Covered, Guest
# of Garages	1
View	Creek/Stream, Water
Waterfront	Creek

### **Interior**

Interior	Tile, Wood
Appliances	Gas Oven, Gas Range, Microwave, Exhaust Fan, Gas Cooktop, Oven, Range Hood, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Electric
Cooling	Central Air
Fireplaces	None
Stories	Three Or More

### **Exterior**

Exterior Features	Private Yard, Balcony, Rain Gutters
Lot Description	Front Yard, Landscaped, Sprinklers Automatic, Backs to Greenbelt/Park, Drip Irrigation/Bubblers, Few Trees, Level, Moderate Trees, Sprinklers In

Front, Sprinklers In Ground, Sprinklers In Rear, Sprinklers On Side

Windows Double Pane Windows

Roof Shingle

Construction HardiPlank Type, Masonry

Foundation Slab

### **School Information**

District Austin ISD

Elementary Dawson

Middle Lively

High Travis