

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2107 BRACKENRIDGE STREET UNIT 2

AUSTIN, TX 78704



\$1,650,000



2,291 sqft



3 beds



3 baths

## DESCRIPTION

SELLER OPEN TO BUYING RATE DOWN INTO THE 5% RANGE - A prestigious residence situated in the coveted Travis Heights Neighborhood of 78704 just 1 block from South Congress: Where Austin's soul dances to the rhythm of art, style, food and culture. Yet another jaw dropping design by the incredible McCarley Construction team. This inviting 3 bedroom, 3 bath, 2,291 sqft home will be sure to meet all your comfort needs internally, while also providing external convenience being just seconds to everything SoCo has to offer. Upon entry, you notice an abundance of natural light, while still maintaining a sense of warmth throughout the home by way of the incredible, modern lighting. This well thought out and strategically designed open floor plan is perfect for entertaining and enjoying indoor/outdoor living year-round with a private fenced back yard with a covered patio and sparkling pool. The eat-in kitchen with spacious island is a chef's dream and includes a state-of-the-art appliance package, custom cabinetry and sophisticated quartz countertops. Beyond the beautiful finishes downstairs, find yourself venturing above into your spacious owner's suite with curated tile selections for the primary bath, dual vanities, a gorgeous soaking tub, and incredible walk-in closet. Loaded with Smart home features, smooth level 5 drywall finish for the walls, high energy efficient windows and insulation, and a tankless hot water heater are just some of the innovative additions to this home. Not to be missed, a 1 car carport is also attached! Offering an outstanding amount of walkability to some of Austin's most iconic places such as Zilker Park, Barton Springs, and Lady Bird Lake, ditch your gym membership and hit some of Austin's finest trails nearby. This location and home are truly unbeatable.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 1760434

**YEAR BUILT:** 2024

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Swisher Add

**LIST DATE:** 02/19/2025

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:** 6

**SQUARE FEET:** 2,291

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.23

**LOT SIZE (SQFT):** 10,149

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- BuiltInGasOven
- BuiltInRefrigerator
- Dishwasher
- FreeStandingGasRange
- FreeStandingRefrigerator
- GasCooktop
- Disposal
- StainlessSteelAppliances
- TanklessWaterHeater

## EXTERIOR FEATURES

### PARKING:

- Attached
- Driveway

### LOT DESCRIPTION:

- SprinklersInRear
- Landscaped
- NativePlants
- Private

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- NoExteriorSteps
- PrivateYard

### SIDING:

- Concrete
- Stucco

### POOL TYPE:

- InGround
- OutdoorPool

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
  - ElectricityAvailable
  - NaturalGasAvailable
  - HighSpeedInternetAvailable
  - PhoneAvailable
  - SewerAvailable
  - WaterAvailable
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CeilingFans
- DoubleVanity
- EatInKitchen
- HighCeilings
- InteriorSteps
- KitchenIsland
- OpenFloorplan
- Pantry
- QuartzCounters
- RecessedLighting
- SmartHome
- NaturalWoodwork
- WalkInClosets
- InstantHotWater

### COMMUNITY:

- None
- 

**LISTED BY:** Todd Burgener

**PHONE:** 512.743.0201

**BROKERED BY:** Douglas Elliman Real Estate