



Austin Business Journal's Top 25 Residential Real Estate Winner-Individual Agent 2014, 2016
Platinum Top 50 3X Centurion 2018, 2019 and 2020 Winner
Platinum Top 50 2017 Winner
Platinum Top 50 2016 Winner
Platinum Top 50 2015 Winner
Platinum Top 50 2014 Winner
Platinum Top 50 2013 Finalist
National Association of REALTORS® Magazine's "30 Under 30" for 2014

The Leaders Realty
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- 4 Bedrooms
- 4 Bathrooms
- 2 Living Areas
- Dining Room
- Mud Room & Laundry Room
- 3,222 Sqft Per Builder
- Designed by Award-Winning MF Architecture
- Automatic Double Swing Gate with Solar Panel
- 2 Car Carport with Electric Car Plug-In & Storage Closet
- Large Deck Off Living/Dining
- White Oak Hardwood Flooring
- Thermador 48 in. Professional Series Gas Range w/6 Burners + Griddle
- Thermador 48 in. Low-Profile Wall

- Hood with Blower- Masterpiece Series Thermador 24 in. Microdrawer Microwave
- Thermador Emerald 6-Program Dishwasher-Energy Star
- Smart Kitchen- Thermador Home Connect App (Range, Hood & Dishwasher)
- Thermador Built-in Refrigerator/Freezer with Ice & Water Dispenser- Energy Star
- Custom Made Matte Lacquer Painted Cabinets
- 3 in. Quartz Countertops
- Smooth Drywall Finish
- European Style Grohe & Signature Hardware Plumbing Fixtures
- Modern Contemporary Lighting
- Minka Ceiling Fan
- Modern Tiles
- Soaking Tub in Owner's Suite

- Duravit Tubs/Duravit and Kohler Toilets/Kohler Sinks
- RAM Commercial Windows
- Western Sliders
- Tankless Water Heater
- 2 HVAC Systems
- Exterior: Stucco, Hardie Siding, Cedar Stained & Painted Accent Wood
- 2 x 6 Exterior Walls
- TPO Roof
- Spray Foam Insulation
- Cedar Privacy Fence
- Modern Custom Landscaping
- Sprinklers/Drip Irrigation For All Plants Throughout
- Tax Rate: 2.226665%
- Austin ISD: Becker Elementary, Fulmore Middle, Travis High School

www.1005S3rd.com





Exquisite modern luxury designed by award-winning MF Architecture with a private, gated entrance and situated on a prime lot backing to Bouldin Creek.

Intricately designed to provide an abundance of natural lighting, this home has multiple sliders that open to the peaceful, serene setting surrounded by lush trees and nature. The private owner's suite inhabits the entire first level with expansive sliding glass doors bringing the outdoors in, a large walk-in closet and spacious spa-inspired bathroom with dramatic floor to ceiling tile, waterfall quartz countertop, and free standing soaking tub. The entry level features an open floor plan with a gourmet kitchen appointed with exceptional finishes including white oak hardwood flooring, custom matte lacquer light grey cabinets, 3 in. quartz waterfall counters, high-end Thermador appliances, and a walk-in pantry. Energy efficient features include spray foam insulation, a tankless water heater, Energy Star qualified appliances (dishwasher and refrigerator), & low-e dual pane windows.

*Buyer to independently verify all information including taxes, square footage, lot size, schools, etc.
Please do not walk the lot or home without the listing broker present.*



1005 S 3rd Street Austin, TX 78704

