

# \$1,499,000 - 2518 Watkins Way, Austin

MLS® #4138771

**\$1,499,000**

3 Bedroom, 4.00 Bathroom, 2,834 sqft

Residential on 0.10 Acres

Walsh 360, Austin, TX

Welcome to the most coveted two-story floor plan at The Walsh, a one-of-a-kind residence that seamlessly blends modern elegance and timeless design with a convenient lock-and-leave lifestyle. Built in 2018 and meticulously reimaged in 2023, this luxury retreat showcases over \$100k in thoughtfully curated upgrades + \$18k luxury appliance package, elevating every detail throughout the home with custom craftsmanship and sophisticated comfort.

Flooded with natural light, the expansive main floor invites you in with a custom Venetian plaster gas fireplace, wide-open living and dining areas, and a chef-inspired kitchen featuring a show-stopping quartzite waterfall island, top-of-the-line Bosch appliances, built-in Thermador refrigerator, generous counter space and ample storage. Whether hosting or unwinding, this space was designed for effortless connection and calm.

Upstairs, the primary suite is a true sanctuary complete with sunset views, a custom-painted ceiling, Waterworks fixtures, quartz surfaces, an oversized walk-in shower, with freestanding soaking tub, and a fully customized closet.

Two additional bedrooms, a secondary living area, utility room with built-in storage surrounding LG washer/dryer and a flexible bonus room provide endless versatility for guests, work, or play.

Step outside to the private covered patio oasis, perfect for morning coffee, al fresco dinners, or evening relaxation under the stars.



This home is as smart as it is stylish â€” featuring custom built-ins, upgraded lighting fixtures with dimmable switches, custom curtains, automatic blinds, Ring cameras, keyless locks, and a hardwired security system. With no detail overlooked, every element has been intentionally crafted for low-maintenance, high-impact living. Ideally located just 10 minutes from downtown Austin and zoned to Eanes ISD, ranked among the top districts in the nation, 2518 Watkins Way exudes a rare blend of privacy, convenience, and designer-quality living.

Built in 2018

**Essential Information**

MLS® #	4138771
Price	\$1,499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,834
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Active

**Community Information**

Address	2518 Watkins Way
Area	8E
Subdivision	Walsh 360
City	Austin
County	Travis
State	TX
Zip Code	78746

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Barbecue, Common Grounds/Area, Community Mailbox, Curbs, Dog Park, Park
Parking	Attached, Door-Multi, Garage, Garage Door Opener, Garage Faces Front, Guest, Private
Garage Spaces	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Disposal, Gas Cooktop, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Backs to Greenbelt/Park, Landscaped, Moderate Trees, Sprinklers Automatic
Roof	Metal
Construction	Concrete, Frame, Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake

### **Additional Information**

Date Listed	September 25th, 2024
Days on Market	359

## Listing Details

Listing Office      Compass RE Texas, LLC

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