

\$915,000 - 2116 Philomena Street, Austin

MLS® #6011993

\$915,000

3 Bedroom, 3.00 Bathroom, 2,253 sqft
Residential on 0.05 Acres

Mueller Sec I-C Ph 1 Sub, Austin, TX

Come feel the additional space and flow of one of the largest townhouses in the perennially Award-winning Community of Mueller, at 2116 Philomena. This distinctly modern & larger Rowhouse noticeably sets itself apart in its location within the Neighborhood as soon as you step off of the home's entry steps onto one of the Community's main walking trails, becoming instantly connected to Mueller's relaxed urban energy to start the 3-minute walk over to either the home of the renowned Texas Farmer's Market at Branch Park/Chuy's/Kerbey Lane/Town Center District, or to the HEB/Market District in the opposite direction. Entry through the spacious front patio/courtyard gives a sense of privacy & separation, while also an extension of your living space—where both the front door and adjacent bright sliding glass panels open up directly into the heart of the home: the Great Room! The open-concept Great Room's "centerpiece" is the gourmet kitchen featuring an expansive center prep island w/ bar seating, dual pantries, 42" cabinets, & granite countertops paired with a refined, understated backsplash that grabs your attention, making a subtle, yet impactful presence on the entire room. Above the stair landing, the 2nd level opens to a versatile loft-style area for a personal office, or a creative play area for the family.

The resort-inspired Primary Suite has 2 spacious walk-in closets, an offset cozy



seating area, & is highlighted by opening the front wall's sliding glass panels onto the Primary's private outdoor patio. The Primary bath includes dual vanities, sleek tiling, & a jetted soaking tub accompanied by a separate walk-in shower. Down the hall, are the generously-sized 2nd & 3rd BR's & nearby full bath w/ dual vanitiesâ€”perfect for shared family living.

This isnâ€™t just a homeâ€”itâ€™s a front-row seat to one of Austinâ€™s most exciting neighborhoods!!

A 2-year temporary rate buydown offer through a preferred lender is also available if needed...

Built in 2014

Essential Information

MLS® #	6011993
Price	\$915,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,253
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	2116 Philomena Street
Area	3
Subdivision	Mueller Sec I-C Ph 1 Sub
City	Austin
County	Travis
State	TX
Zip Code	78723

Amenities

Utilities	Electricity Connected, Phone Available, Underground Utilities, Water Connected, Fiber Optic Available, Natural Gas Connected, See Remarks, Sewer Connected
Features	Community Mailbox, Dog Park, Internet Access, Playground, Park, Pool, Trails/Paths, Curbs, Golf, Pet Amenities, Restaurant, Sport Court(s), Tennis Court(s)
Parking	Attached, Driveway, Garage, Garage Door Opener, Alley Access, Door-Single, Garage Faces Rear, Kitchen Level, Off Street, Open
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood, Carpet Free
Appliances	Built-In Electric Oven, Built-In Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Refrigerator, Gas Cooktop, Disposal, Microwave, Tankless Water Heater, Washer
Heating	Central, Natural Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters, See Remarks
Lot Description	Sprinklers In Front, Alley, City Lot, Level, See Remarks, Xeriscape
Roof	Composition
Construction	HardiPlank Type, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Blanton
Middle	Lamar (Austin ISD)
High	Northeast Early College

Additional Information

Date Listed	June 5th, 2025
Days on Market	129

Listing Details

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