

For Sale on Market

**\$2,999,000**

Call (512) 825-5041 Today!

## RESIDENTIAL SINGLE FAMILY, 4 BEDS, 3 FULL & 1 HALF BATH(S)

A rare offering in Rollingwood, this private estate spans over an acre in one of Central Austin's most coveted settings. Framed by mature trees and elevated above the city, the property captures sweeping treetop views and a sense of quiet seclusion just minutes from downtown. Defined by its steel beam construction and striking architectural lines, the residence is both enduring and adaptable. This thoughtfully designed two-story home offers 4 bedrooms and 3.5 bathrooms, including a private ensuite on the main level. The primary suite features a connected flex space—perfect for a home office, fitness area, or nursery. The main floor also includes two spacious living areas, a formal dining room, an eat-in kitchen, and a striking freestanding fireplace. Downstairs, you'll find an additional ensuite, two secondary bedrooms, and a generous family room ideal for entertaining. A walk-out patio extends the living space and provides seamless access to the backyard. Outdoors, the experience is transformative. A series of terraced spaces create a layered landscape of privacy and perspective—anchored by a pool, spa, and expansive Ipe decking. Below, a flat lawn offers space for recreation, a garden, or future expansion. A four-car garage with tandem configuration adds flexibility for collectors, storage, or creative use. Set on a quiet cul-de-sac and zoned to Eanes ISD, the home pairs architectural integrity with an unparalleled setting—offering the opportunity to shape a truly exceptional Austin retreat.

### GENERAL DESCRIPTION

**Subdivision:** Rollingwood Park Estates Sec 2

**Property Type:** Residential Single Family

**Bedrooms:** 4

**Baths:** 3 Full & 1 Half

**Stories:** 2

**Garage:** 4 / Attached

**Year Built:** 1995

**Building Sqft:** 4,055 / Owner

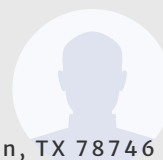
**Lotsize:** 52,115

**MLS# / Area:** ABORTX-3079811



3 Brett Cv, Austin, TX 78746

Visit <https://www.har.com/ABORTX-3079811> for more information



Get in touch  
**Kaila Pucci**

(512) 825-5041

**Bramlett Partners**