

TOP 10+ THINGS WE LOVE

2301 RUNDELL PLACE | AUSTIN, TX 78704

- Dedicated media room with 5 built-in surround sound speakers with a hidden back room for any and all gear from amplifiers to gaming systems that also has multiple hard-wired direct internet access for an immersive high-speed ultimate entertainment experience
- Custom-built bathroom drawers with electrical outlets and multiple built-in beauty appliance holders for a clean and organized bathroom counter each and every day
- If you love tea or just hate to wait for the water to boil the instant boiling hot water at the sink is a time saver that is used each and every day
- You might not use it every day but the design of the screened-in porch makes it a year-round oasis. Relax all summer with a cool breeze or when it cools down, turn on the custom metal and stone fire feature along with the fan for a warm embrace regardless of the temperature
- Coming home at night is such a pleasure seeing the house accented with landscape lighting on all sides. And every night sitting at home and the backyard lighting turns on to highlight the trees and bushes to remind us of the beauty that is only ours
- Fast access to the internet is a requirement for life these days and this house is wired for the 21st century. It has a distributed local area network for direct access to high-speed internet in almost every room that can easily be supplemented with wireless connections
- We live in our own little parklike setting with around 20 trees on the property but it doesn't end there, the whole neighborhood is green and lush all year long and we are only steps to the Barton Creek Greenway which has miles of hiking and biking trails and direct access to the Barton Springs Swimming Pool - a wonder that we access early in the mornings for free, all within walking distance
- We enjoy the ability to have just enough light in all the right places so having dimmable options on every light switch is one of the hidden gems to highlight just the right things (rock wall, paintings) or turn things up for a group gathering
- For our gatherings, we loved the dual ovens, an electric GE, and gas convection Fisher and Paykel
- The secret cat room is one of those things you want to tell all your friends but you feel funny about since it's all about keeping the house clean, litter free, and smelling wonderful. The little indoor cat door allows access to a hidden space with its own exhaust fan and ample room for your cat to do its business in complete privacy
- The separate self-contained suite faces a completely different street with its own entrance, private yard, deck, and complete living space
- There are many features we love from the custom woodwork to the multi-unit heating and air conditioning units and built-in shelving in the garage, but one final one we'll call out is the exceptional quality of the gas fireplace with embers that sparkle red and both yellow and blue flames that dance in the wood and pinecone setting.

We're sure you will love all of these as much as we do and find many more things of your own.



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PROPERTIES