

# PROPERTY PROFILE BOOK

## 2104 ISLAND WOOD ROAD

2104islandwoodroad.com



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ELITE **25** AUSTIN

 Kuper | Sotheby's  
INTERNATIONAL REALTY



## 2104 ISLAND WOOD ROAD

- 4 Bedrooms
- 3 Full plus 3 Half Baths
- 3 Living & 3 Dining
- 4,919 sqft (tcad)
- Covered Boat Slip
- Pool, Spa, Outdoor Shower
- Outdoor Kitchen with Brazilian BBQ
- 2 Car Attached
- Built in 1985
- Low 1.75% Tax Rate
- Low \$1.3M Assessed Tax Value
- Neighborhood Irrigation Well

Exquisitely updated transitional modern family home in the coveted Island Wood subdivision. Timeless and elegant interiors showcase beautiful natural stone finishes from around the world. The master suite resides on the main level with a study, two living and dining areas and an adjoining bar. An expansive and light-filled upper level boasts three bedrooms with two fully remodeled bathrooms and a media room. Set on a beautiful .74 acre lot with private courtyard style entertaining spaces surrounding a pool, fireplace, and outdoor kitchen featuring a Brazilian BBQ grill. Lush grounds and towering shade trees lead to a serene lake access inlet with a covered boat slip. An irrigation well, a 1.75% tax rate, along with a very low \$1.3M taxable assessed value offer substantial savings for a property in one of the most peaceful waterfront neighborhoods in Westlake.

# PROPERTY FEATURES AND IMPROVEMENTS

## NATURAL STONES FROM AROUND THE WORLD

### INTERIOR

Room	Stone Type	Origin
Kitchen & Powder Bath Floors	Jura Limestone	Germany
Kitchen Counter Tops	Sea Pearl Quartzite	Brazil
Kitchen Desktop	Namibia White	Namibia
Powder Bath Wall & Vanity	Dark Emperador	Spain
Dining Table	Selina Gold	Egypt
Master Bedroom, Bath Floor, Shower	Statuary White Marble	Italy
Master Bath Vanities	Blue Imperial Quartzite	Brazil
Study Floor	Jura Limestone	Germany
Hallway, Powder Bath	Bordeaux Granite	Brazil
Entry Floor & Steps	Honey Onyx	China
Upstairs Bathroom Floor & Top (South)	Green Tweed Marble	Italy
Upstairs Bathroom Floor & Vanity (North)	Carrara White Marble	Italy
Art Studio Floor	Carrara White Marble	Italy
Fireplace Hearth	Sequoia Marble	India
Wine Room Vanity	Brown Antique Granite	Angola

### EXTERIOR

Front Entry, Pool Paving & Coping	Goldstone Granite	China
Outside Dining Table	Texas Pink Granite	Marble Falls, TX
Outdoor Kitchen Top	Sequoia Marble	India

### ADDITIONAL UNIQUE FINISHES

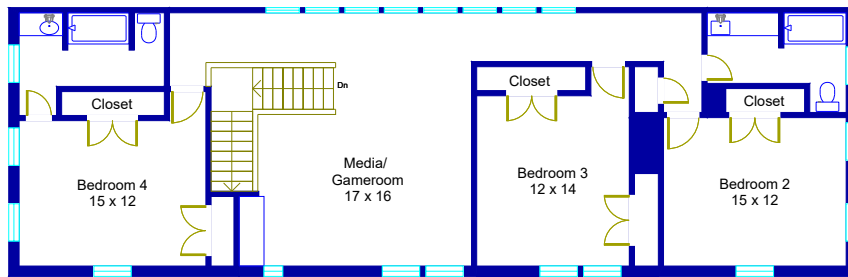
Formal Dining Floor	Antique Long Leaf Pine	Salvaged From Old Austin Train Station
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### UTILITIES

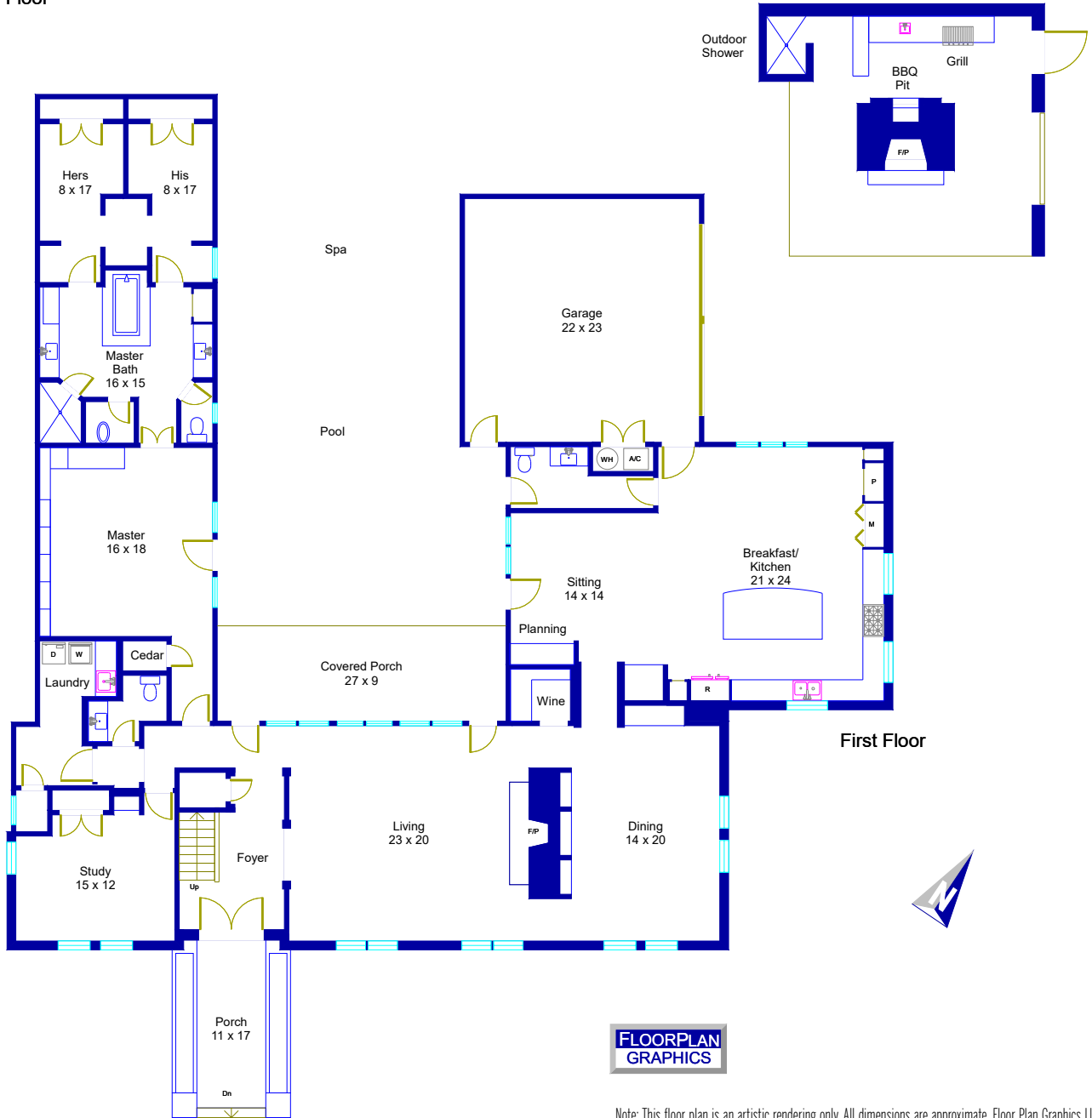
Electric	City of Austin	
Gas	Propane Tank	Sharp Propane
Water	Irrigation Well	Island Wood HOA
Waste WatAer	Septic	Replaced in 2003 by Tom Dye
Roof	Shaker	Replaced in 2009 by Wilson Roofing
HVAC	Electric Central Air / Heat Pump	Three Units
Water Heaters	Electric - Three Tanks	Two Replaced in 2016
Covered Boat Slip	Built/Serviceed by Spillar Boat Docks	Replaced Lift in 2016

# FLOORPLAN

**2104 Island Wood Rd  
Austin, Texas**



Second Floor



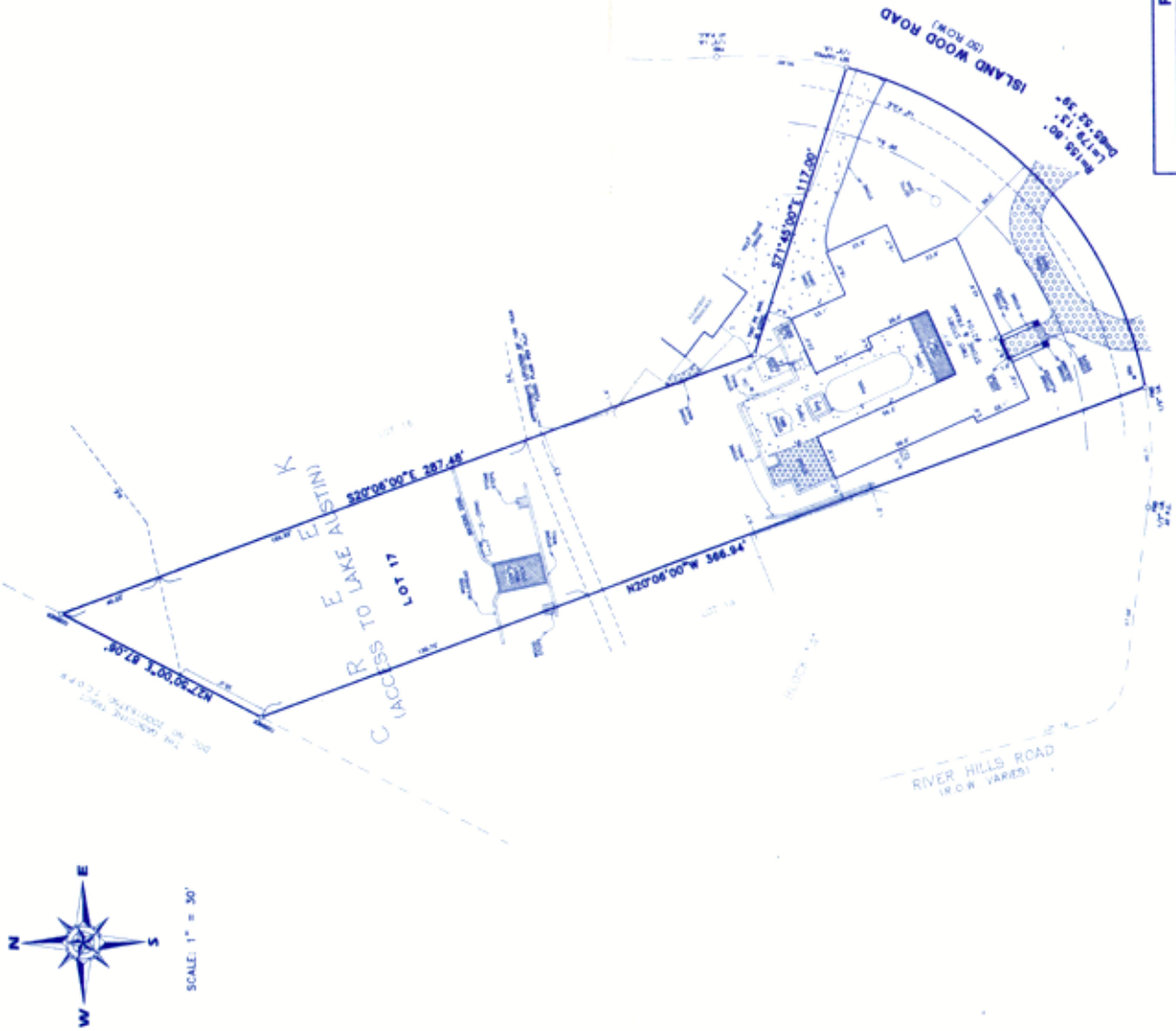
First Floor

**FLOORPLAN  
GRAPHICS**

Note: This floor plan is an artistic rendering only. All dimensions are approximate. Floor Plan Graphics LLC and Kuper Sotheby's International Realty make no representation or warranty as to this rendering's accuracy and no measurements or dimensions should be relied upon without independent verification. © 2014 Floor Plan Graphics

# SURVEY

**SURVEY OF  
LOT 17, BLOCK 'A',  
WOOD ISLAND,  
VOLUME 80, PAGES 146-147, T.C.P.R.  
TRAVIS COUNTY, TEXAS**



SCALE: 1" = 30'

**GENERAL NOTES**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 17, CHAPTER 171, SUBCHAPTER (A), AND TITLE 17, CHAPTER 171, SUBCHAPTER (B), OF THE TEXAS PROPERTY CODE, EFFECTIVE DATE OF MARCH 27, 2005, EXCEPT WHERE SHOWN OTHERWISE.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE ASSUMED THAT UNLESS OTHERWISE NOTED.
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**TOP OF PLAT**  
**TRAVIS COUNTY, TEXAS**  
**PLAT NO. 146-147**  
**VOLUME 80, PAGES 146-147**  
**T.C.P.R.**

*[Signature]*  
 SURVEYOR

- LEGEND**
- GAS METER
  - WATER METER
  - BRICK/PAVEMENT FENCE
  - WOOD FENCE
  - WOOD TRACT
  - BALDING LINE
  - SHADING LINE
  - PUBLIC UTILITY EASEMENT

DATE	REASON

**Windrose Services**  
**Land Austin**

*[Logo]*

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