

\$949,500 - 2606 Kinney Oaks Court, Austin

MLS® #9098593

\$949,500

3 Bedroom, 3.00 Bathroom, 2,053 sqft
Residential on 0.09 Acres

Village At Kinney Court, Austin, TX

Welcome to 2606 Kinney Oaks Court, a rare gem in a sought-after Austin neighborhood. This spacious 3-bedroom, 3-bathroom home, with an additional office, is just minutes away from downtown Austin, offering the perfect balance of tranquility and convenience.

As you enter, you'll be greeted by soaring double-height ceilings in the living room, which flows seamlessly into the open kitchen and dining area—ideal for both entertaining and everyday living. This home is perfect for anyone who needs dedicated workspace, featuring not only the office but also an additional office nook tucked behind the kitchen.

Upstairs, you'll find new carpet in the bedrooms and fresh interior paint throughout, giving the home a bright, modern feel. The large laundry room adds even more convenience to this well-maintained home. The property has seen numerous updates, including a new Trane HVAC system, two furnaces, a new roof, and a new hot water heater, all installed in 2019 and 2020.

The low HOA fees of just \$50 per month provide access to a private community dog park, adding to the appeal of this exceptional home. One of the larger yards in the community is yours to enjoy ample space for outdoor entertaining, with mature trees providing both privacy and shade. A two-car



garage and a cozy fireplace in the living room complete the package.

This home is located just minutes from downtown Austin, the South Lamar retail district, and the vibrant South Congress area. It is zoned for the highly sought-after Zilker Elementary.

Pride of ownership is evident in every detail. Don't miss your chance to make this home yours!

Built in 2001

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 9098593 |
| Price | \$949,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,053 |
| Acres | 0.09 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2606 Kinney Oaks Court |
| Area | 6 |
| Subdivision | Village At Kinney Court |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78704 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Electricity Available |
|-----------|-----------------------|

| | |
|---------------|--|
| Features | None |
| Parking | Attached, Door-Multi, Garage, Garage Door Opener |
| Garage Spaces | 2 |
| Garages | Garage Door Opener |
| View | None |
| Waterfront | None |

Interior

| | |
|-----------------|---|
| Interior | Tile, Wood |
| Appliances | Dryer, Dishwasher, Refrigerator, Washer, Built-In Range |
| Heating | Central |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | None |
| Lot Description | Back Yard, Trees Small Size |
| Roof | Composition |
| Construction | HardiPlank Type |
| Foundation | Slab |

School Information

| | |
|------------|------------|
| District | Austin ISD |
| Elementary | Zilker |
| Middle | O Henry |
| High | Austin |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 68 |

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