

PROPERTY PROFILE

2503 DIP COVE

AUSTIN, TX 78704



Darin Walker

Luxury Real Estate Advisor
Elite25 | Luxury League



DARIN
WALKER
AUSTIN

512.560.7633 | darin@moreland.com
darinwalkeraustin.com



PROPERTY FEATURES

HOME SPECIFICATIONS

- 5 bed | 4F 2H bath
- 2 car garage
- Private-entry guest suite - 1 bed, 1.5 bath + kitchen & laundry
- 3,510 sqft living | .42 acre lot on cul-de-sac
- Infinity edge pool with Integrated spa
- Sauna & outdoor shower
- Built in 2022 - Petrini Custom Builders | Garwood Architecture

INTERIOR FEATURES

- Mono-stringer staircase with LED-lit white ash wood treads, glass, and steel
- Dimmable Lutron smart lighting throughout
- 10-ft Western sliding doors open to the outdoor living
- Chef's kitchen designed by Siena Built
- Custom quartz island with an integrated wine fridge
- Miele appliances
- Ortol 72" fireplace with travertine surround
- Kallista plumbing fixtures for spa-style bathrooms
- Custom wardrobes in each bedroom + laundry
- Two laundry locations with optional third in primary
- Trimless doors and recessed baseboards for a minimalist architectural finish
- Custom cabinetry and millwork in garage for showroom-quality aesthetic
- EV charging - 400amp service to house
- Fully integrated Apple Home system for seamless smart home control
- 5 miles of Cat-6 wiring ensures high-speed connectivity throughout
- Three independent HVAC systems and three dedicated dehumidifiers
- Primary bedroom features its own climate system
- Home water filtration system
- Dual tankless water heaters
- Engineering & architecture plans available for 1,100 SF cabana, gym, or guest quarters



PROPERTY FEATURES

EXTERIOR FEATURES

- Ultra-high performance materials, insulation, and finishes - Built to be environmentally friendly with extra exterior walls and roof polyiso insulation
- Standing seam 24-gauge metal roof with 2" poly-iso insulation for exceptional energy performance
- 2" poly-iso-insulated exterior, clad in Alaskan yellow cedar and premium stucco with Delta Drain technology for water protection
- Pre-wired for 27 security cameras
- 20' x 40' smart-controlled infinity pool with spa
- 8-seat custom sauna
- Outdoor shower
- 12-zone smart irrigation system with weather-responsive controls and terraced landscaping
- Extensive French drain system for effective water management
- Integrated LED landscape lighting + 350' of accent lighting across the property.
- Japanese cedar fence around back of home with metal posts



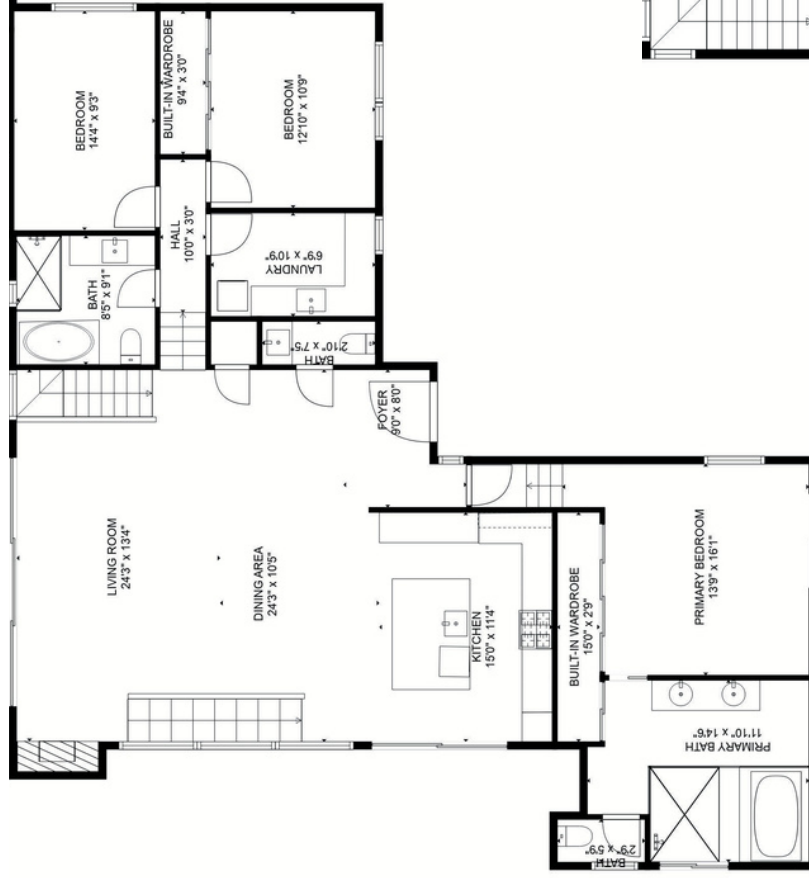
FLOOR PLAN



Guest Suite -
Upper level



Guest Suite -
Lower level



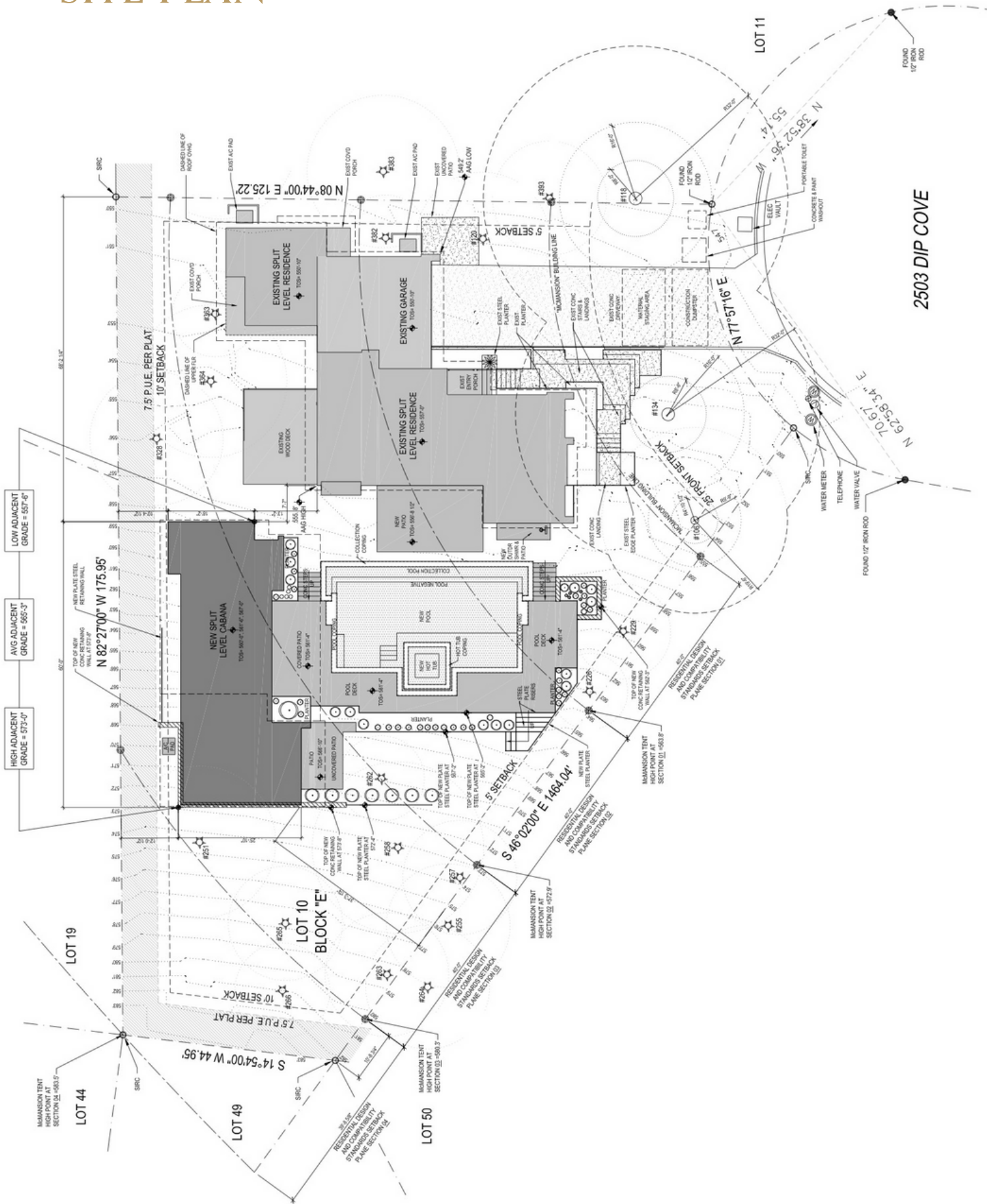
Main house



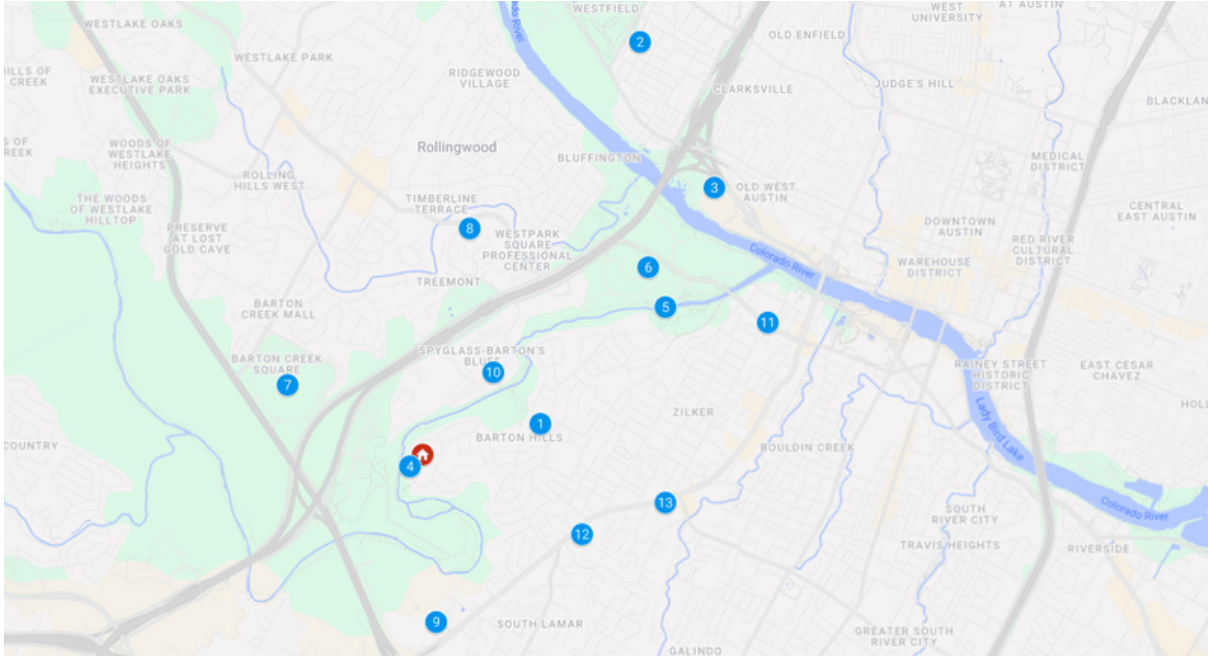
Main house -
Upper level loft



SITE PLAN



NEIGHBORHOOD LOCATION MAP



POINTS OF INTEREST

1. Barton Hills Elementary
2. O Henry Middle School
3. Austin High School
4. Barton Creek Greenbelt Trailhead
5. Barton Springs Pool
6. Zilker Park
7. Barton Creek Square Mall
8. Trader Joe's
9. Sprouts Farmers Market
10. Tacodeli
11. Lou's Barton Springs
12. Matt's El Ranch
13. Loro Asian Smokehouse

