

PROPERTY PROFILE

2104 ISLAND WOOD ROAD

AUSTIN, TX 78733



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2104 Island Wood Rd

IslandWoodLuxury.com

- 4 Bedrooms
- 3 Full plus 2 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
- Lake Irrigation Permit

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. A 1.75% tax rate offers 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

ROOM

Kitchen & Powder Bath Floors
Kitchen Counter Tops
Kitchen Desktop
Powder Bath Wall & Vanity
Dining Table
Master Bedroom, Bath Floor, Shower
Master Bath Vanities
Study Floor
Hallway, Powder Bath
Entry Floor & Steps
Upstairs Bathroom Floor & Top (South)
Upstairs Bathroom Floor & Vanity (North)
Art Studio Floor
Fireplace Hearth
Wine Room Vanity

STONE TYPE

Jura Limestone
Sea Pearl Quartzite
Namibia White
Dark Emperador
Selina Gold
Statuary White Marble
Blue Imperial Quartzite
Jura Limestone
Bordeaux Granite
Honey Onyx
Green Tweed Marble
Carrara White Marble
Carrara White Marble
Sequoia Marble
Brown Antique Granite

ORIGIN

Germany
Brazil
Namibia
Spain
Egypt
Italy
Brazil
Germany
Brazil
China
Italy
Italy
Italy
India
Angola

EXTERIOR

Front Entry, Pool Paving & Coping
Outside Dining Table
Outdoor Kitchen Top

Goldstone Granite
Texas Pink Granite
Sequoia Marble

China
Marble Falls, TX
India

ADDITIONAL UNIQUE FINISHES

Formal Dining Floor

Antique Long Leaf Pine

Salvaged From Old
Austin Train Station

UTILITIES

Electric
Gas
Water
Waste WatAer
Roof
HVAC
Water Heaters
Covered Boat Slip

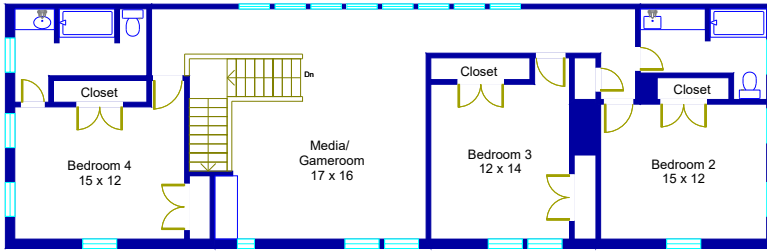
City of Austin
Propane Tank
Irrigation Well
Septic
Composite
Electric Central Air / Heat Pump
Electric - Three Tanks
Built/Serviceed by Spillar Boat Docks

Sharp Propane
Island Wood HOA
Replaced in 2003 by Tom Dye
Replaced in 2009 by Wilson Roofing
Replaced in 2019
Two Replaced in 2016
Replaced Lift in 2016

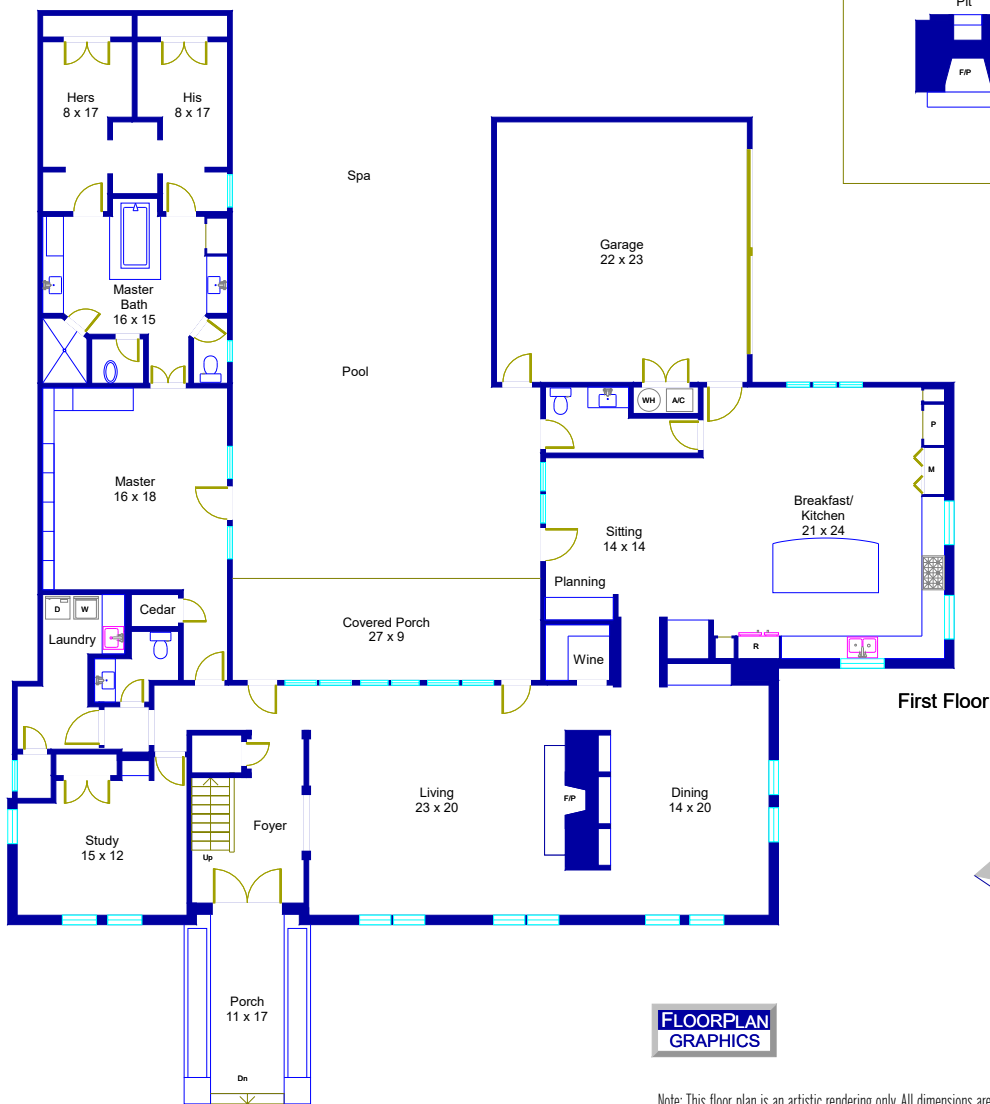
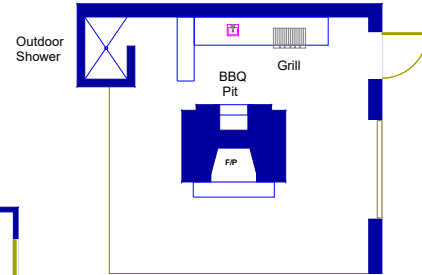


FLOOR PLAN

**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

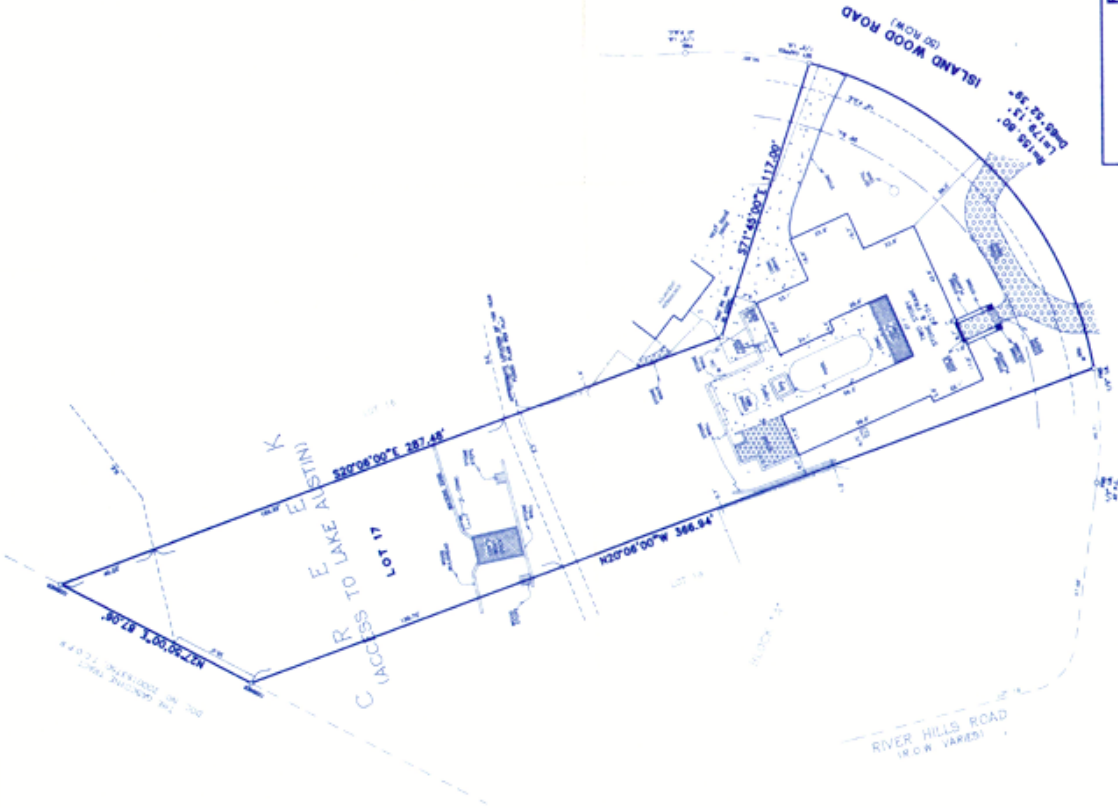


SURVEY

**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 CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 133, TEXAS CIVIL STATUTES, AS AMENDED.
2. ALL MEASUREMENTS AND CALCULATIONS WERE MADE ON THE ORIGINAL PLAT UNLESS OTHERWISE NOTED.
3. ALL CORRECTIONS AND ADJUSTMENTS WERE MADE ON THE ORIGINAL PLAT UNLESS OTHERWISE NOTED.
4. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 133, TEXAS CIVIL STATUTES, AS AMENDED.
5. THE SURVEYOR'S OFFICE IS LOCATED AT 1515 E. 10TH STREET, AUSTIN, TEXAS 78702.
6. THIS SURVEY WAS CONDUCTED ON 10/28/2020.
7. THE SURVEYOR'S FEE IS \$1,500.00.
8. THE SURVEYOR'S CONTACT INFORMATION IS 512-452-1234.



R. W. Wood
10/28/2020

LEGEND

- 1. - - - - - GRADE BOUNDARY
- 2. - - - - - WATER BOUNDARY
- 3. - - - - - PROPERTY LINE
- 4. - - - - - WOOD FENCE
- 5. - - - - - BRICK WALL
- 6. - - - - - CHIMNEY LOCATION
- 7. - - - - - PUBLIC UTILITY EASEMENT

REVISIONS

DATE	REASON

Windrose Land Services, Austin

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WWW.WINDROSELANDSERVICES.COM