



3225 Park Hills Drive

Austin, Texas 78746



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Modern & Elevated in Rollingwood

Celebrate the Austin lifestyle in this modern masterpiece artfully designed by architect Steve Zagorski and custom built by Waters Custom Homes. Three and one-half levels offer every luxury and amenity imaginable within a spacious 9,400 square foot, six-bedroom floor plan. Sleek contemporary interiors blend hand-selected natural stone, burnished hardwoods and striking architectural lighting, while floor-to-ceiling glass seamlessly integrates over 2,500 square feet of outdoor living and dining spaces on both sides of the home.

A glass elevator ascends to a spectacular third-floor entertainment bar, lounge, and terrace showcasing panoramic views of the downtown Austin skyline. On the main level, lanai doors open to reveal covered patios overlooking a refined backyard oasis surrounding a fifty-foot pool, negative edge spa and an exquisite sculptural rain shower that echoes the calming rhythm of rain throughout the main level.

A beautiful double-island chef's kitchen includes top-of-the-line Wolf appliances and opens to a grand 1,100 square foot living and dining space perfect for entertaining. Below grade, discover a 6th bedroom suite or alternative study complemented by a state-of-the-art home theatre and secondary garage with additional storage. Centrally located in tree-filled, family-friendly Rollingwood with quick access to Zilker Park, downtown's vibrant nightlife, and Eanes ISD – ranked amongst the country's top public school systems.

6 bedrooms | 7 full baths | 2 half baths 9,473 sqft | 0.4 acre

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