

\$1,499,000 - 2506 Ann Arbor Avenue, Austin

MLS® #1028828

\$1,499,000

3 Bedroom, 2.00 Bathroom, 1,889 sqft
Residential on 0.16 Acres

Leissner Add, Austin, TX

Multiple Offers Received. Don't miss this move-in ready ranch in Zilker! Incredible location - walk or bike to Barton Springs Pool, Zilker Park, Hike & Bike Trail, Greenbelt. Beautiful 3 bedroom/2 bathroom/2 living home has many updates. Open kitchen with breakfast bar and eat-in dining. Updated primary bedroom with towering ceilings, copious built-ins, brick accent wall, lots of light, office nook – perfect for work from home. Open living room with beautiful fireplace, wood & tile floors throughout, recessed lighting, enclosed sunporch is flooded with light, updated utility room with sink and loads of storage. Huge covered front porch, low maintenance front yard; backyard has fresh sod, large trees and a wonderful playhouse. Award-winning Zilker Elementary, O. Henry Middle, and Austin High. Urban setting – walking distance to everything SOLA has to offer!



Built in 1964

Essential Information

ListingFeed	abor_vow
MLS® #	1028828
List Price	\$1,499,000
Sale Price	\$1,520,000
Sale Date	May 12th, 2022
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,889
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2506 Ann Arbor Avenue
Subdivision	Leissner Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Features	None
Parking	Converted Garage, Driveway
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Down Draft, Dryer, Washer/Dryer Stacked, Dishwasher, Disposal, Gas Oven, Gas Range, Oven, Stainless Steel Appliance(s), Tankless Water Heater, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Rain Gutters, See Remarks, Fire Pit
-------------------	---

Lot Description	Back Yard, Front Yard, Landscaped, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Blinds, Screens, Vinyl, Window Coverings
Roof	Composition, Shingle
Construction	Brick, Frame, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin