

# \$2,695,000 - 800 W James Street, Austin

MLS® #1083554

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## \$2,695,000

4 Bedroom, 4.00 Bathroom, 3,107 sqft  
Residential on 0.13 Acres

South Heights, Austin, TX

Looking for a location that you can easily get to all of 78704's best offerings!? Less than .3 miles to S 1st and .7 miles to South Congress Ave! Greater Austin Builder's newest offering in one of the most desirable parts of the BOULDIN neighborhood. This treehouse is nestled among century old oaks and has amazing downtown views, with 4/3.5 and has everything youâ€™ve come to expect from GAB. The stillness and quiet location is right across the street from Nicolas Dawson park. The amazing primary bedroom has a private expansive IPE deck with itâ€™s own fireplace sitting area and where the views start to show you just how close you are to downtown Austin. Gourmet kitchen, Wolf and Subzero appliances and amazing attention to detail. The downstairs entertaining layout expands to outside with 900 sq ft of IPE deck, offering you the prime indoor outdoor living totaling over 900ft.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	1083554
List Price	\$2,695,000
Sale Price	\$2,400,000
Sale Date	December 30th, 2022
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,107
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	800 W James Street
Subdivision	South Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Connected, See Remarks
Features	None
Parking	Attached, See Remarks
# of Garages	1
View	City, Park/Greenbelt
Waterfront	None

### **Interior**

Interior	Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Microwave, Range Hood, See Remarks, Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Private Yard, See Remarks
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Lot Description	Back Yard, Corner Lot, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees Large Size, Views
Windows	See Remarks
Roof	Metal
Construction	See Remarks, Stucco
Foundation	Concrete Perimeter

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis