

\$4,200,000 - 3306 Duval Street, Austin

MLS® #1181842

\$4,200,000

6 Bedroom, 6.00 Bathroom, 6,886 sqft
Residential on 0.71 Acres

FINCH STANLEY P SUBD, Austin, TX

SALE INCLUDES 405 E. 34TH STREET LOT.

0.71 is the total acreage for both lots. Historic elegance meets modern comfort. Originally built in 1907 and nestled on a generous double lot, this home offers the perfect blend of historical character and modern amenities.

This home has preserved the original architecture, yet has been thoughtfully updated over the years to accommodate modern day family living. As you step inside you'll be greeted by a sense of grandeur and elegance. The main floor boasts three spacious living areas, each offering their own unique character and charm, plus a library that has a cozy fireplace and built-ins. The oversized kitchen is a chefs delight with high-end appliances, a center island and breakfast bar, a walk-in pantry, dual oversized refrigerators and a spacious breakfast area providing ample space for entertaining. Beyond the kitchen area you are greeted by a generous size family room that features detailed built-ins, a wine cellar and patio doors opening to the covered porch and backyard. Off the family room is and a mud room with built in lockers and storage leading to the 3-car garage. In addition to the main level, there is one full bedroom and bathroom that provides convenience and flexibility for guest. The upstairs level host a large primary suite with a spacious bathroom that offers two walk-in closets. Additionally, there are four well-appointed bedrooms, that offer versatility for family, guests, or even a home office. This



property is truly one-of-a-kind as it includes the adjoining lot at 405 E. 34th, expanding the entire estate to a remarkable 0.71 acres. Imagine the possibilities for outdoor enjoyment, whether it's playing sand volleyball on the current court or creating your dream garden, adding a pool, or simply relishing in the extra space and privacy. With its charming appeal, modern amenities, and adjoining lot, this property is a true treasure and one of a kind opportunity.

Built in 1907

Essential Information

ListingFeed	abor_vow
MLS® #	1181842
List Price	\$4,200,000
Sale Price	\$3,650,000
Sale Date	January 22nd, 2024
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,886
Acres	0.71
Year Built	1907
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3306 Duval Street
Subdivision	FINCH STANLEY P SUBD
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	None
Parking	Additional Parking, Attached, Drive Through, Driveway, Garage, Kitchen Level, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Stone, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Freezer, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Library, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters, See Remarks
Lot Description	Front Yard, Sprinklers Automatic, See Remarks, Trees Large Size, Trees Medium Size
Windows	Blinds, Drapes, Plantation Shutters
Roof	Composition
Construction	Frame, Stucco, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum