

# \$1,225,000 - 4111 Shoal Creek Boulevard, Austin

MLS® #1304901

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## \$1,225,000

2 Bedroom, 3.00 Bathroom, 2,666 sqft  
Residential on 0.40 Acres

MCGUIRES SUBD NO 1, Austin, TX

Gorgeous, unique, sun-filled, mid-century home situated on one of the largest lots (.4 acres) in beautiful Rosedale! This two-story 1949 home has 2,666 square feet of charm, including built-in bookshelves in the living room, a diner-style black and white kitchen with red accents, and stunning original Mexican tile covered patio overlooking the lush, expansive backyard. Features include four garage spaces, extra- large rooms, immaculate hardwoods, some with custom inlay, and an oversized sun porch upstairs that really brings the outside in. The lovely yard has ample space for more housing if desired. Excellent, walkable close-in location within minutes of restaurants, shopping and Central Market. On the first floor are the kitchen, living room, dining room, laundry room, a large, hidden closet, and a full bathroom. On the second floor, relax in an oversized primary suite with newly renovated, spacious primary bathroom, with a soaking tub, beautiful teak cabinetry, colorful tile, and space carved out for storing clothes and applying make-up. Also upstairs is the second bedroom with another en suite bathroom. Both bedrooms connect to a long sunroom with large glass windows overlooking a backyard of trees and serene green space. Make it a third bedroom, a large office, workout room, or relaxation area. The bedrooms are well-insulated and tranquil, minimizing outdoor sounds. There is plentiful storage throughout the home. One of the four garage bays is a flex space for an art studio,



workshop, or band rehearsal area. Additional storage space with shelves is behind three garage bays. Come see this meticulously maintained property to fully appreciate this exceptional space!

Built in 1949

### Essential Information

ListingFeed	abor_vow
MLS® #	1304901
List Price	\$1,225,000
Sale Price	\$1,350,000
Sale Date	April 8th, 2024
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,666
Acres	0.40
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4111 Shoal Creek Boulevard
Subdivision	MCGUIRES SUBD NO 1
City	Austin
County	Travis
State	TX
Zip Code	78756

### Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Driveway, Garage
# of Garages	4
View	None

Waterfront None

### **Interior**

Interior Tile, Wood

Appliances Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Range, Washer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning

# of Stories 2

Stories Two

### **Exterior**

Exterior Features None

Lot Description Back Yard, Front Yard, Native Plants, Trees Medium Size

Windows Window Treatments

Roof Composition

Construction Frame, HardiPlank Type

Foundation Slab

### **School Information**

District Austin ISD

Elementary Bryker Woods

Middle O Henry

High Austin