

# \$1,225,000 - 1308 Karen Avenue, Austin

MLS® #1309488

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## \$1,225,000

4 Bedroom, 4.00 Bathroom, 2,843 sqft  
Residential on 0.31 Acres

Violet Crown Heights Sec 01, Austin, TX

Updated home on a tree-shaded, large lot in highly desired Brentwood. The home features a wide front porch & metal roof reminiscent of a Hill Country farmhouse. The interior is spacious & contemporary w/ wide-plank oak floors, modern baths & a gorgeous kitchen. An oversized island is topped w/ quartz counters & offers plenty of space for prep & seating. Two sunny rooms off the kitchen offer plenty of possibilities: home office, playroom, guestroom & more. The primary suite overlooks the backyard, w/ Elfa-outfitted closets & a spacious bath w/ walk-in shower. Two secondary bedrooms have walk-in closets w/ Elfa storage.

The turf-covered yard offers plenty of space for play & entertaining. The second structure encloses a large 2 car garage & guest suite/bonus room w/ full bath & W/D hookups. Embrace luxury living complete w/ solar panels offering eco-conscious efficiency. The driveway has plenty of space to park a boat or even an RV, complete w/ hookups.

Brentwood is a welcoming, family-friendly neighborhood w/ proximity to all things Austin. You'll find impromptu porch gatherings, morning walks to school, sounds of kids playing & front yard concert series. The neighborhood was even depicted in a popular children's book, Domino's Dots, which was inspired by Brentwood & created by neighbors who love this community.



Take an afternoon stroll to the Crestview Shopping Center & enjoy a slice of pizza from Little Deli & sit in the shade at Violet Crown for a glass of wine. 3 grocery stores are w/in a mile and a half, as are an elementary, middle & high school. In the evenings youâ€™ll find neighbors on the walk & bike path that goes from Koenig to Anderson Lane, or the central park w/ playscapes, tennis courts & community pool. Just 5 miles to the downtown, experience the exciting happenings in the city, even taking the Red Line train for a car-free adventure. This is the perfect home for those who want a close-knit neighborhood while enjoying the city of Austin.

Built in 2010

### Essential Information

ListingFeed	abor_vow
MLS® #	1309488
List Price	\$1,225,000
Sale Price	\$1,225,000
Sale Date	July 16th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,843
Acres	0.31
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1308 Karen Avenue
Subdivision	Violet Crown Heights Sec 01
City	Austin

County	Travis
State	TX
Zip Code	78757

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs
Parking	Driveway, Garage
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dryer, Dishwasher, Electric Cooktop, Disposal, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	No Exterior Steps, Rain Gutters, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Trees Medium Size
Windows	Solar Screens, Window Treatments
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum