

# \$1,200,000 - 3110 Govalle Avenue B, Austin

MLS® #1473269

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## \$1,200,000

3 Bedroom, 3.00 Bathroom, 2,184 sqft  
Residential on 0.13 Acres

Flanagans Add, Austin, TX

Welcome to a kind design from CoXist Studio (winner of Architect of the Year award). The Zig Zag Duplex, designed with a mid-century modern aesthetic, is a breath of fresh air in East Austin. The design harmoniously blends style, practicality, and luxury. The "zigzag" shape of the home brings a 3 dimensional feel from all angles as you approach from the street all while providing the necessary privacy and personal space. Uniquely, the staggering of the units was designed so that the units are only connected at the stairwells. Additionally, no bedroom shares a wall with another, ensuring maximum privacy and tranquility. The eaves are purposefully angled to provide shade during summer, and allow sunlight to heat the house during winter. The spacious, state-of-the-art kitchen is a host's dream, with ample counter space, and modern appliances. Each detail reflects an appreciation for aesthetics and design. Expect to find stunning optical illusions, spectacular tiling, wood patterns, and floor-to-ceiling windows that add a dramatic flair to the spaces. It also features Tesla solar panels with a backup battery, Tesla/Electric car charger (~\$47k investment). The spacious backyard is equipped with an efficient irrigation system & has plenty of space to build a pool. Other features include: Automatic custom Hunter Douglass window coverings, smart home capabilities, & Google Fiber. The location couldn't be more ideal, surrounded by trendy coffee shops - Medici Coffee, Fleet Coffee, Desnudo Coffee, Flicht



Coffee, & OMG Squee. You'll enjoy proximity to numerous restaurants and bars, including Veracruz, Uroko, Easciders, Saigon Le Vendeur, Kitty Cohen™s, Hay Elotes, Nixta Taqueria, Canje and Vixen™s Wedding. The nearby gym, the nearby Austin Bouldering Project is a gem. The Zig Zag Duplex is intended to be a lasting part of the vibrant and growing Govalle community for years to come.

Built in 2020

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 1473269                 |
| List Price     | \$1,200,000             |
| Sale Price     | \$1,140,000             |
| Sale Date      | August 7th, 2023        |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,184                   |
| Acres          | 0.13                    |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3110 Govalle Avenue B |
| Subdivision | Flanagans Add         |
| City        | Austin                |
| County      | Travis                |
| State       | TX                    |
| Zip Code    | 78702                 |

### Amenities

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, See Remarks

|            |  |
|------------|--|
| Features   | See Remarks  |
| Parking    | Attached Carport, Electric Vehicle Charging Station(s) |
| Waterfront | None   |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Tile, Wood  |
| Appliances   | Dishwasher, Disposal, Built-In Gas Oven, Built-In Gas Range |
| Heating      | Central, Zoned  |
| Cooling      | Central Air, Zoned  |
| # of Stories | 2   |
| Stories      | Two   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Garden, Gas Grill, Private Yard, See Remarks   |
| Lot Description   | Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Private, See Remarks, Xeriscape |
| Windows           | Window Coverings, Display Window(s), See Remarks  |
| Roof              | Composition, Flat Tile  |
| Construction      | Stucco  |
| Foundation        | Slab  |

### **School Information**

|            |                        |
|------------|------------------------|
| District   | Austin ISD             |
| Elementary | Oak Springs            |
| Middle     | Kealing                |
| High       | Eastside Early College |