

# \$1,300,000 - 1306 Possum Trot Street, Austin

MLS® #1675523

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## \$1,300,000

3 Bedroom, 2.00 Bathroom, 1,592 sqft  
Residential on 0.24 Acres

Westfield A, Austin, TX

Welcome to this enchanting property at 1306 Possum Trot Street! Located on nearly a quarter acre, this 3 bedroom, 2 bath home rests on a peaceful street surrounded by multi-million dollar homes. The main living area with a gas fireplace opens to the newly remodeled kitchen with a marble counter, stainless steel appliances, and soft-close cabinetry. Originally built in 1953, this charming 1-story home has a dining area, 2 living areas, & wood flooring. Large windows throughout allow lots a natural light to brighten the interior space. An expansive yard with newly refreshed landscaping makes outdoor living a sheer pleasure. Top that off with a beautiful sparkling pool & spa, as well as, a stone paved entertaining area out the back of the home! The close proximity to downtown Austin, Zilker Park, Deep Eddy Pool, & O Henry Middle School is a bonus! This one is sure to please!



Built in 1953

## Essential Information

ListingFeed	abor_vow
MLS® #	1675523
List Price	\$1,300,000
Sale Price	\$1,275,000
Sale Date	October 8th, 2021
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,592
Acres	0.24
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1306 Possum Trot Street
Subdivision	Westfield A
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	Golf, Curbs
Parking	Garage, Off Street
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side
Windows	Window Treatments
Roof	Composition
Construction	Brick Veneer, Frame, HardiPlank Type
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin