

\$2,321,000 - 4402 Marathon Boulevard, Austin

MLS® #1677415

\$2,321,000

4 Bedroom, 4.00 Bathroom, 3,579 sqft
Residential on 0.29 Acres

Alta Vista, Austin, TX

Double Lot in Central Austin with pool. This 3579 square foot home spans two legal lots on a corner in Rosedale. Enjoy the rarity of an expansive Central Austin home that also has a large yard with a saltwater pool and hot tub. Close to everything, yet more space than anything else in the area.

This was the builder's original home. The gourmet kitchen contains: 48" gas 4 burner stovetop with separate griddle & grill, double oven, granite countertop island, built-in KitchenAid refrigerator, and built-in microwave.

The Primary Suite features: private balcony overlooking backyard and shaded by a heritage pecan tree, oversized master closet with room and hall access, jetted tub, separate shower, and water closet.

Pass through from the Primary Suite to an office with a built-in desk and architect's lamps. Big enough for two to work from home.

The two additional upstairs bedrooms have walk-in closets, a jack and jill bathroom, and a laundry chute.

The main floor bedroom has a walk-in closet and sits next to a bathroom with a clawfoot tub.

The oversized 2 car garage comes with built-in cabinets, work tables, and a storage closet.



Over the garage is a large gameroom with a separate bathroom and exterior entrance.

3 zoned HVAC units in 2 attics.

The covered front patio and 2nd floor balcony overlook a treed front yard with a wrought-iron fence.

WalkScore of 88. Close to Ramsey Park, Shoal Creek hike/bike trail, Central Market, Starbucks, Tacodeli.

Perfect for both entertaining and quarantining, there is nothing like this home anywhere in Central Austin.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	1677415
List Price	\$2,321,000
Sale Price	\$2,250,000
Sale Date	December 3rd, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,579
Acres	0.29
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4402 Marathon Boulevard
Subdivision	Alta Vista
City	Austin
County	Travis
State	TX

Zip Code 78756

Amenities

Utilities Electricity Available, Natural Gas Available
Features None
Parking Alley Access, Door-Single, Detached, Garage, Garage Faces Rear
of Garages 2
Garages Garage Door Opener
View Pool
Waterfront None

Interior

Interior Carpet, Tile, Wood
Appliances Built-In Gas Range, Built-In Oven, Down Draft, Double Oven, Dishwasher, Disposal, Microwave, Refrigerator
Heating Central, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning
of Stories 2
Stories Two

Exterior

Lot Description Level, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows Bay Window(s), Screens, Window Coverings
Roof Composition
Construction Frame, Stone, Stone Veneer
Foundation Slab

School Information

District Austin ISD
Elementary Bryker Woods
Middle O Henry
High Austin