

\$2,150,000 - 1914 Newning Avenue, Austin

MLS® #1754564

\$2,150,000

3 Bedroom, 2.00 Bathroom, 1,992 sqft
Residential on 0.14 Acres

Blue Bonnet Hills, Austin, TX

Built in 1939, this charming bungalow was redesigned to preserve its historic character and add a modern twist, undergoing a high-quality down-to-studs remodel/addition in 2018. The home maintains its classic look with a restored entry portico and half glass entry door. The living room has the original brick fireplace and vintage casework. The core of the home is comprised of the dining room, kitchen, and a family room with a floor-to-ceiling glass wall. The chef's kitchen has an oversized entertaining island, a high-end Jenn Air appliance package, and custom cabinetry with built-in pantries. Skylights create a bright and well-balanced space. Bedrooms are separated into two wings, one for the primary suite and the other for the two guest bedrooms. Each room is generous in size and has nice daylighting. Two full baths are each custom designed and showcase timeless tiles from Ann Sacks and Clay Imports. Unique materials & design provide a quality level and sophistication that are difficult to find: Multiple skylights, 2" and 4" recessed downlights, top-end Silestone countertops & backsplashes, custom ship-lap siding, reclaimed original siding, white oak floors throughout, designer plumbing & light fixtures, high-quality Benjamin Moore paint, and many other finishing touches that create a luxury home that feels comfortable and casual. Other improvements: Custom blinds at all windows & doors * Automated blind system at floor to ceiling windows * Sonos system by



Total Home Technologies * Marvin windows & doors * 1â€• standing seam roof * 6â€• half-round gutters * Pier & beam foundation replaced * Mechanical, electrical, and plumbing replaced (tankless heater new in 2020) * Foam and BIB insulation * thermo-pine deck * Pool renderings available * Construction by Waller Build * Located on a superb street in Travis Heights, itâ€™s hard to find a better combination of quintessential Austin, walkability, quality, and design. Newning is a one-of-a-kind home not to be missed!

Built in 1939

Essential Information

ListingFeed	abor_vow
MLS® #	1754564
List Price	\$2,150,000
Sale Price	\$2,050,000
Sale Date	August 26th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,992
Acres	0.14
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1914 Newning Avenue
Subdivision	Blue Bonnet Hills
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Dog Park, Playground, Park, Pool, Tennis Court(s), Trails/Paths
Parking	Off Street, See Remarks
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Range, Microwave, Range, Range Hood, Tankless Water Heater, Water Purifier, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Corner Lot, Trees Medium Size
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Skylight(s), Window Coverings, Window Treatments
Roof	Metal
Construction	Frame
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis