

# \$1,499,000 - 1007 W Johanna Street, Austin

MLS® #1852375

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## \$1,499,000

5 Bedroom, 3.00 Bathroom, 2,710 sqft  
Residential on 0.14 Acres

Bouldin James E Add, Austin, TX

This classic 1936 craftsman-style remodeled home spills into a stunning addition and showcases traditional wood windows creating an abundance of natural light and timeless appeal, all of this perfectly nestled in an amazing location. The welcoming front porch offers a friendly greeting to you and the neighbors, and the original structure sits at the front complete with a cozy living area and bedroom converted to an office space. The kitchen features a large center island with breakfast bar, open concept to the second living and an incredible view to the backyard (and don't miss the pet friendly nook under the stairs!). The main level is completed with two utility spaces, a guest bath and the primary suite complete with a spa-like tub and walk-in shower combination while the second level provides ample space for guests in 3 more bedrooms and a full bath. A 3rd story tower included with the addition design is the perfect spot to create your own reading nook and admire the city skyline peeking through the mature old Austin trees - just add a ladder for access. The backyard is perfect for entertaining and the well thought-out floor plan creates a cohesive indoor & outdoor space, great for guests of all ages. Impervious coverage allows for the addition of a pool to further enjoy the outdoor living. The 2-room workshop backing to rear alley provides even more potential for hobby space or a garage. This home's unbeatable location is ultra walkable with plenty of neighborhood coffee



shops and hotspots nearby. Variety of nearby all-ages-friendly places including, ice cream, Butler Park, Alliance Children's Garden, a library, and local favorite hotspots like South Lamar, Soco and South 1st. This unique home is truly an Austin gem that can't be missed.

Built in 1936

### Essential Information

ListingFeed	abor_vow
MLS® #	1852375
List Price	\$1,499,000
Sale Price	\$1,611,000
Sale Date	July 18th, 2022
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,710
Acres	0.14
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1007 W Johanna Street
Subdivision	Bouldin James E Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Playground, See Remarks, Trails/Paths
Parking	Driveway, See Remarks

View	City
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Range, Free-Standing Refrigerator, Disposal
Heating	Ceiling
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting
Lot Description	Alley, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers In Ground, Trees Large Size, Views
Windows	Blinds, Wood Frames
Roof	Metal
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Fulmore
High	Travis