

# \$1,100,000 - 1705 Richcreek Road, Austin

MLS® #1885126

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## \$1,100,000

4 Bedroom, 3.00 Bathroom, 2,450 sqft  
Residential on 0.19 Acres

Crestview Add Sec 04, Austin, TX

Welcome to this captivating residence located at 1705 Richcreek in the immensely popular Crestview neighborhood. This meticulously upgraded property boasts an array of modern enhancements designed to elevate your living experience.

Step into sustainability with a state-of-the-art solar system installed by Freedom Solar. This eco-conscious addition includes 34 solar panels (2016 and 2023) and 3 Tesla Powerwalls (2023), ensuring energy efficiency and reliability. With a utility meter and electrical panel upgrade to 200 amps (2023), this home is equipped to meet your power needs in daily living and blackouts. Inside the garage, discover a 240-volt EV outlet paired with a Tesla wall connector (2023), offering convenience for electric vehicle owners.

Experience culinary excellence in the gourmet kitchen with silestone counters and stainless appliances. The kitchen is open to the living room awash in natural light.

In the primary bath, indulge in luxury with a steam shower adorned with exquisite tile work, creating a serene oasis for relaxation and rejuvenation (2023).

Further enhancing the property's efficiency, foam insulation surrounds the office and two front bedrooms, providing optimal sound control.

Outside, enjoy lush greenery with new sod (2023) and a new fence along the southern side (2023) and Western side (2018) of the backyard.



Nestled on one of the most coveted blocks in the neighborhood, this home offers the quintessential Austin lifestyle within arm's reach of the city's vibrant amenities. Situated just a short stroll away, indulge your taste buds at the beloved Little Deli Pizzeria, stock up on local goodies at Fresh Plus grocery store, or unwind with a glass of wine at the charming Crestview Wine Bar & Coffee Shop. Or head south to Brentwood Park, including a playground, tennis courts and shady spots for a picnic. Brentwood Elementary, featuring new buildings (2022) is also nestled within the park.

Built in 2013

### Essential Information

ListingFeed	abor_vow
MLS® #	1885126
List Price	\$1,100,000
Sale Price	\$1,050,000
Sale Date	July 15th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,450
Acres	0.19
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1705 Richcreek Road
Subdivision	Crestview Add Sec 04
City	Austin
County	Travis
State	TX
Zip Code	78757

## **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Sport Court(s), Tennis Court(s)
Parking	Attached, Carport, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	1
View	None
Waterfront	None

## **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Oven, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

## **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Interior Lot, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Screens
Roof	Composition
Construction	Frame, Stone Veneer, Vertical Siding
Foundation	Pillar/Post/Pier

## **School Information**

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum