

# \$2,100,000 - 804 Edgecliff Terrace, Austin

MLS® #1957615

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## \$2,100,000

2 Bedroom, 3.00 Bathroom, 1,939 sqft  
Residential on 0.13 Acres

Byrne Sub The, Austin, TX

This one-of-a-kind property perched above Lady Bird Lake and the Butler Hike & Bike Trail, it offers a rare opportunity to own one of only five lakefront homes in Austin between IH35 and MoPac. Originally built in 1935 and extensively renovated in 2014, this private escape boasts expansive views of downtown, a beautiful tree covered patio, and room to entertain friends or enjoy a relaxed wine night at home. Very private with the feel of old Austin. An unparalleled lakefront home in the highly sought after 78704 neighborhood of Travis Heights, it is only blocks from the Norwood Dog Park and within walking distance to downtown, Rainey Street, SoCo, Little Stacy Park, dining, shopping and nightlife! Shed in the back will convey.



Built in 1935

## Essential Information

ListingFeed	abor_vow
MLS® #	1957615
List Price	\$2,100,000
Sale Price	\$1,850,000
Sale Date	December 10th, 2021
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,939

Acres	0.13
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	804 Edgecliff Terrace
Subdivision	Byrne Sub The
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	Dog Park
Parking	Carport, Outside
View	Bridge(s), City, Park/Greenbelt, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Wine Cooler, Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard
Lot Description	Cul-De-Sac, Trees Large Size
Windows	Skylight(s)
Roof	Metal, Tile
Construction	Frame, Masonry

Foundation Pillar/Post/Pier, Slab

**School Information**

District Austin ISD

Elementary Travis Hts

Middle Fulmore

High Travis