

# \$1,185,000 - 4702 S Forest Drive, Austin

MLS® #2209253

---

## \$1,185,000

4 Bedroom, 3.00 Bathroom, 2,371 sqft  
Residential on 0.15 Acres

Park Forest Sec 02, Austin, TX

Offering closing cost credit for 2-1 rate buydown at 4.99% Yr 1 and 5.99% Yr 2. Rates are subject to change & buyer qualifications. Seller credit is negotiable & must be written into initial offer for consideration. Stunning single-story home in the heart of South Austin featuring an expansive open floorplan. Fully permitted addition with everything updated down to the studs and raised ceiling height. Upon entry, you find modern style, wood floors, soaring ceilings & an abundance of natural light. Ideal for entertaining, the open-concept floorplan seamlessly blends sitting area, family room, kitchen & dining, offering plenty of space for family & guests. A center island with a beautiful marble waterfall countertop draws you into the kitchen. Equipped w/a Bertazzoni 36" Gas Range, integrated fridge & dishwasher, marble counters & backsplash & large walk-in pantry with storage & floating shelves it is a chef's delight. Enjoy indoor-outdoor living with custom sliding glass doors leading to the backyard. Mature trees create privacy, making the yard a sanctuary for al fresco dining & relaxing while still leaving room for a pool if you wish. Retreating to the primary suite, high ceilings create grandeur while custom sliding doors to the backyard bring the outside in. The luxurious en suite bath features a double vanity, soaking tub & a large walk-in shower. 3 additional bedrooms share a spacious bathroom with a floating double vanity while a powder bath is available for guests.



Homeowners & guests will always feel safe with a security system equipped with a smart lock doorbell & camera, garage camera & interior camera. Spray foam insulation. HVAC, tankless water heater, plumbing, electrical & all windows have been replaced. The neighborhood offers an array of shopping, dining & entertainment. Enjoy dinner at renowned restaurants like Uchi & Loro & see a film at Alamo Drafthouse, all less than 10min. away on South Lamar.

Built in 1959

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 2209253                 |
| List Price     | \$1,185,000             |
| Sale Price     | \$1,110,000             |
| Sale Date      | March 1st, 2024         |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,371                   |
| Acres          | 0.15                    |
| Year Built     | 1959                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4702 S Forest Drive |
| Subdivision | Park Forest Sec 02  |
| City        | Austin              |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78745               |

### Amenities

|              |  |
|--------------|--|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features     | None   |
| Parking      | Attached, Driveway, Garage   |
| # of Garages | 1  |
| View         | None   |
| Waterfront   | None   |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Tile, Wood  |
| Appliances   | Dishwasher, Gas Range, Stainless Steel Appliance(s) |
| Heating      | Central   |
| Cooling      | Central Air   |
| # of Stories | 1   |
| Stories      | One   |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard, See Remarks |
| Lot Description   | Back Yard, Landscaped     |
| Windows           | None                      |
| Roof              | Composition, Shingle      |
| Construction      | HardiPlank Type           |
| Foundation        | Slab                      |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Joslin     |
| Middle     | Covington  |
| High       | Crockett   |