

# \$1,750,000 - 2004 Riverview Street, Austin

MLS® #2237126

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## \$1,750,000

4 Bedroom, 4.00 Bathroom, 2,800 sqft  
Residential on 0.15 Acres

Driving Park Add, Austin, TX

Seller offering 3.25pts to buy down your rate! Welcome to 2004 Riverview St., nestled on one of the most sought-after streets in historic Holly District. This exquisite home, remodeled in 2023, offers a blend of modern luxury & timeless charm. As you step inside, you'll be greeted by the captivating allure of Kelly Wearstler lighting throughout this exceptional residence. With 4 bedrooms, 2 spacious living areas, & dedicated office space, this home provides the ideal backdrop for both relaxation, productivity & room to grow. The primary ensuite is a sanctuary of relaxation, featuring soaking tub, large walk-in shower, & his and her vanities. The walk-in closet is a dream, complete with a built-in beverage fridge & convenient access to the laundry room. The stylish kitchen is a culinary dream, boasting Dacor appliances, a stunning honed granite waterfall counter, & custom walnut cabinets. This kitchen is a true foodie's delight. The living spaces seamlessly connect to the outdoors through telescoping patio doors that lead to a covered veranda & spacious yard. Pet lovers will appreciate the custom dog nook, complete w/water filling station, ensuring every member of the family feels at home. Upstairs, a second living space opens to a covered balcony, providing a serene retreat for relaxation & enjoyment. 3 additional bedrooms offer plenty of space for family or guests. Location-wise, this home is highly walkable, situated just 1m from DT and a mere 2 blocks from the Hike & Bike Trail and Festival Beach.



You'll have easy access to all the cultural & recreational amenities that make Austin such a vibrant and desirable place to live. Don't miss the opportunity to make 2004 Riverview St. your new home & experience the epitome of modern living in a historic, charming neighborhood. This property truly exemplifies the best of Austin living.

Built in 2009

**Essential Information**

ListingFeed	abor_vow
MLS® #	2237126
List Price	\$1,750,000
Sale Price	\$1,700,000
Sale Date	October 19th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,800
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	2004 Riverview Street
Subdivision	Driving Park Add
City	Austin
County	Travis
State	TX
Zip Code	78702

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	Dog Park, Lake, Playground, Park, Street Lights, Sidewalks, Trails/Paths
Parking	Detached, Garage
# of Garages	2
View	City Lights
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Dog Run, Lighting, No Exterior Steps
Lot Description	Alley, Back Yard, Front Yard, Trees Medium Size
Windows	None
Roof	Metal, Shingle
Construction	Frame, HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Metz
Middle	Martin
High	Eastside Early College