

# \$1,399,000 - 1601 Brackenridge Street, Austin

MLS® #2248780

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## \$1,399,000

3 Bedroom, 3.00 Bathroom, 2,142 sqft  
Residential on 0.15 Acres

Fairview Park, Austin, TX

\*Nooks in flex room and bedroom now have doors\* Located on a corner lot on a quiet street just off of South Congress, this beautifully restored Craftsman bungalow offers the best of South Austin living. An easy walk brings you to both SoCo's vibrant shopping, food, and entertainment scene as well as Big Stacy Park and the Lake Austin waterfront. The home was originally built in 1917 but fully renovated this year to offer the best of both worlds: classic design that blends perfectly with the other historic homes nearby while effectively being a brand-new construction home. The only elements that were retained from the original home were the brick chimney and a few key windows along the front that have been restored. With 3 bedrooms, 2 baths, a powder room, and three separate living areas, the home offers ample space and comfort. Enjoy your morning coffee on the enormous front porch while taking in the beauty of the lush front yard that looks onto a pocket park across the street. Inside is an inviting living room, complete with the original fireplace, sunny kitchen and dining area. The spacious primary suite located on the main floor features a moody primary bath with a lavish soaking tub, and tasteful custom finishes, as well as a walk-in closet. Upstairs, two generous bedrooms with ample storage share a bathroom. The open flex room upstairs offers a versatile space with a glimpse of downtown. This home is part of a condo regime with the ADU that is on Drake Street on



the other side of the lot, but both homes live completely separately with a tall fence down the middle and no shared utilities or HOA fees. Don't miss out on this gem.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	2248780
List Price	\$1,399,000
Sale Price	\$1,300,000
Sale Date	September 27th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1601 Brackenridge Street
Subdivision	Fairview Park
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected
Features	None
Parking	Off Street
View	None
Waterfront	None

## **Interior**

Interior	Wood
Appliances	Gas Range, Oven, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	None
Windows	None
Roof	Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

## **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis