

\$1,475,000 - 1304 Poquito Street, Austin

MLS® #2443958

\$1,475,000

3 Bedroom, 3.00 Bathroom, 2,759 sqft
Residential on 0.10 Acres

Division B, Austin, TX

Downtown skyline view from 3rd story deck! 2 story home with 3 decks. Structural, electrical and plumbing prep has been done on the rooftop so you can add a hot tub for relaxing and taking in the views! Approximately 2.3 miles to everything happening downtown. The home boasts 3 bedrooms, 2.5 baths with the master on the main level as well as an optional 4th bedroom/study/flex room PLUS a game room on the second floor. You will love the walk-in wet room in the master bath with a freestanding soaking tub.

The open floor plan kitchen has a large waterfall quartz island that opens up to the living and dining spaces with 15 foot ceilings and ample natural light. The kitchen has a Bosch kitchen package to include a gas drop-in cooktop, microwave/ combination speed oven, electric wall oven, dishwasher and counter depth smart refrigerator. Custom stained maple cabinets keep the space light and airy.

From the kitchen and living areas you can open up the space and entertain in the private courtyard. Low maintenance landscaping will free up your time to sit around and enjoy the built-in natural gas firepit in the courtyard. There is alley access to the attached 2 car carport that is pre-wired for garage doors and pre-wired for EV charging stations.

Some of the energy features of the home include foam insulation, 16 SEER HVAC with 92% AFUE furnace and a tankless gas water heater.



Walking score of 75! Walk to Sam's BBQ, other restaurants, bakery and coffee shop, popular bars. Only .1 miles to capital metro stop and about a mile to the MLK train station.
<https://my.matterport.com/show/?m=NobUfwYmRrC&play=0&wh=0&ts=2&guides=0&brand=0&vr=1>

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	2443958
List Price	\$1,475,000
Sale Price	\$1,425,000
Sale Date	November 3rd, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,759
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1304 Poquito Street
Subdivision	Division B
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None

Parking	Attached Carport, Alley Access, See Remarks
# of Garages	2
View	City
Waterfront	None

Interior

Interior	Wood
Appliances	Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Alley
Windows	Double Pane Windows
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum