

\$1,500,000 - 4604 Avenue B, Austin

MLS® #2504807

\$1,500,000

6 Bedroom, 4.00 Bathroom, 3,461 sqft
Residential on 0.20 Acres

Hyde Park, Austin, TX

Incredible Hyde Park home (5 bed/3 full bath) PLUS fully appointed (1 bed/1 full bath) garage apartment available for the first time in over three decades. The main house (approx. 2,950sqft) and the garage apartment with private entrance (approx. 510sqft) are surrounded by truly majestic oak and pecan trees. The unassuming entry of this historic Hyde Park bungalow opens into a massive addition that was completed in 1998. For decades this was home to artists and classical musicians gathered in the great room with friends and family relishing in sounds of a grand piano that filled the two story ceilings, wall to wall windows and doors to acoustic perfection. The private entry garage apartment can be used for significant additional income production, an on site studio or office, a guest house, or for the multi-generational household. The original portion of the home was built in 1935 and still maintains the original wood flooring, historical wood finishes, built-ins and wood burning fireplace. The addition and garage apartment were built in 1998 to add a kitchen, great room, master suite, additional bedroom, laundry room, and additional full bath. This home is located on a non-through street so traffic is limited, neighbors are wonderfully friendly, and some of the best Eats are within walking distance. This street embodies old Austin and holds the true Austin spirit that everyone has fallen in love with over the decades. This home has been well-maintained with all the big ticket items

4604 AVENUE B, AUSTIN, TX 78751

WORK COMPLETED IN 2024:

- Foundation repaired with transferable warranty
- Plumbing that needed replacing was replaced
- Original wood siding was replaced with hardy-plank siding on east side of main home.
 - R-19 insulation installed at time of siding replacement in same area and vapor sealed with Tyvek sheathing
- Full exterior paint for entire property
- Professional landscaping in front and back yards
- Metal Roof installation with transferrable warranty
 - RhinoRoof® U20 Synthetic Underlayment
 - Owens Corning Titanium® PSU30 Self Adhering Ice & Water Shield in all valleys
 - Berridge 24 gauge metal 4" x 2" drip edge
 - Berridge 24 gauge metal valley metal
 - Replaced lead pipe boots, base flashing, & ventilation to match pre-existing
 - Berridge 24 gauge 1" Standing Seam Metal Roof System with Striations
 - Installed Z-bars and additional flashing as needed
 - 24 gauge ridge cap installed
 - R&R gutters & downspouts - aluminum
 - R&R gutter guard/screens
 - R&R underlayment 15 lb felt (Main dwelling 2nd story & detached garage)



addressed. 2024 Work: Foundation repair, plumbing replacement where needed, landscaping completed, full exterior paint, siding replacement and additional insulation install as needed, and metal roof installed. Interior photos taken while home was vacant, now occupied.

Built in 1998

Essential Information

ListingFeed	abor_vow
MLS® #	2504807
List Price	\$1,500,000
Sale Price	\$1,500,000
Sale Date	July 2nd, 2024
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,461
Acres	0.20
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	4604 Avenue B
Subdivision	Hyde Park
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Electricity Available, Natural Gas Available, Other, Phone Available
Parking	Driveway, Garage
# of Garages	1
View	Neighborhood

Waterfront None

Interior

Interior Concrete, Wood

Appliances Washer/Dryer Stacked, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Water Heater, Microwave, Vented Exhaust Fan

Heating Central, Fireplace(s), Natural Gas

Cooling Central Air, Ceiling Fan(s), Electric

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Level, Trees Large Size, Xeriscape

Windows Wood Frames, Window Treatments

Roof Metal

Construction HardiPlank Type, Stucco

Foundation Pillar/Post/Pier, Slab

School Information

District Austin ISD

Elementary Lee

Middle Kealing

High McCallum