

# \$1,295,000 - 308 W North Loop Boulevard 1, Austin

MLS® #2927000

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## \$1,295,000

4 Bedroom, 4.00 Bathroom, 2,757 sqft  
Residential on 0.10 Acres

North Loop, Austin, TX

:: [www.308wnorthloopblvda.com](http://www.308wnorthloopblvda.com) :: A rare opportunity to own this turnkey, one-of-a-kind gem in the heart of Austin's desirable North Loop community. Where modern luxury design meets tranquil comfort within your own private retreat. Enter the immaculately cared for home with a powder room and staircase off the thoughtfully planned foyer, leading to the main level's open concept floor plan. An entertainer's dream with a well appointed chef's kitchen featuring a large island, ss Bosch appliances, granite countertops, natural gas range, and a pantry that seems endless. The expansive windows and glass doors from the bright living | dining area seamlessly blends the indoor space to the well manicured private outdoor living area and backyard. The main level boasts beautiful concrete floors, while levels two and three feature rich toned wood floors throughout. You'll love the private owners suite with a sweet reading | sitting nook, triple pane glass sliding doors leading to the balcony with views of lush trees, and an en-suite bath highlighted by a steam shower, soaking tub, double vanity and spacious walk in closet. The guest bedroom on the second level includes an en-suite bathroom, allowing your company to feel right at home. A highlight to the bedrooms on the third level are the tree top views, ample storage along with the utility to organize the space for your daily life, whether it be a guest bedroom, office space, workout | yoga room, etc.



Another charming feature is the unbeatable locale. Epoch Coffee, Foreign & Domestic, Drinkwell, Workhorse, Homeslice Pizza, Uchiko, East Side Pies, Titaya's Thai, Central Market and much more within a short walk to 5 min drive. Not only that, but the house is situated on one of the main biking veins running through the city. Easy access to your major highways when commuting to work, downtown, and the occasional weekend getaway. Fiber or high speed internet available with superior performance. Don't miss out on this opportunity!

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	2927000
List Price	\$1,295,000
Sale Price	\$1,264,000
Sale Date	July 15th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,757
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	308 W North Loop Boulevard 1
Subdivision	North Loop
City	Austin
County	Travis
State	TX

Zip Code 78751

### **Amenities**

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected, Water Connected

Features Internet Access, Street Lights, Trails/Paths, Curbs

Parking Driveway, Garage, Private

# of Garages 1

View None

Waterfront None

### **Interior**

Interior Concrete, Tile, Wood

Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air, Ceiling Fan(s)

Stories Three Or More

### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Level, Trees Medium Size, Xeriscape

Windows Blinds, Double Pane Windows, Window Treatments

Roof Composition

Construction HardiPlank Type

Foundation Slab

### **School Information**

District Austin ISD

Elementary Reilly

Middle Lamar (Austin ISD)

High McCallum