

# **\$1,325,000 - 4308 Marathon Boulevard, Austin**

MLS® #2954144

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**\$1,325,000**

4 Bedroom, 3.00 Bathroom, 2,216 sqft

Residential on 0.15 Acres

Alta Vista, Austin, TX

SECURITY SYSTEM IS ARMED-PLEASE  
SEE ACCESS CODE-ALARM PANEL IS  
RIGHT BY FRONT DOOR-SAME 4 DIGIT  
CODE FOR IN & OUT!

THIS HOME IS A MUST EXPERIENCE. From the moment you stand in front of the home to the time you leave you experience the warmth and charm of a home that invites you to relax and enjoy its light-filled rooms and pristine surroundings. The home blends the unique craftsman design of Austin with the benefits of contemporary living. Come and enjoy Its Perfect location, walk to Central Market, drugstores, post office, loads of restaurants and shops. Seton and the Heart Hospital are nearby. Close to UT and major traffic arteries that allow you to drive to the airport and downtown in minutes. This special home affords you the convenience of city life while offering you a neighborhood atmosphere. This beautiful home has been updated and cared for by the "attention to detail" owners. Please see the lists of updates and features in the documents. A picture perfect curb appeal invites you onto the neighbor friendly porch and once inside absorb the amazing natural light and the many custom elements. Wood and travertine floors downstairs: wood burning/gas fireplace, updated cook's kitchen with custom cabinets, mesquite island and quartzite counters and backsplash and a dedicated office with custom built-ins. As you go upstairs to the landing area, you enter the primary bedroom which has abundant natural



light and the primary bathroom that offers a spa-like experience with a jetted, soaking tub and separate shower that lead to the primary closet. Three additional bedrooms with second full bath and a laundry room complete the layout. The serene newly built screened-in back porch overlooks a limestone patio and professionally landscaped back yard that feeds back into a generously sized 2 car garage (alley entrance) with floored attic and a separate stand -alone shed/workshop.This is a very special home!! Owner is a licensed real estate agent in the state of Texas.

Built in 2005

**Essential Information**

ListingFeed	abor_vow
MLS® #	2954144
List Price	\$1,325,000
Sale Price	\$1,260,000
Sale Date	May 10th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	4308 Marathon Boulevard
Subdivision	Alta Vista
City	Austin
County	Travis
State	TX
Zip Code	78756

## Amenities

Utilities	Above Ground Utilities, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Street Lights, Sidewalks, Tennis Court(s), Curbs
Parking	Alley Access, Garage, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Convection Oven, Dryer, Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer
Heating	Central, Electric, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Alley, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Screens, Vinyl, Window Treatments
Roof	Composition
Construction	Cement Siding
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin