

# \$1,225,000 - 2004 Kinney Avenue, Austin

MLS® #3106890

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## \$1,225,000

3 Bedroom, 2.00 Bathroom, 1,791 sqft  
Residential on 0.14 Acres

Oak Hill Add, Austin, TX

New Price! Classic central Austin bungalow was expanded in 2001 by previous owner/architect completing a two story addition- two HVAC units, a modern kitchen w/ adjacent 2nd living/dining area- a utility room & back porch. Second floor is like a loft style bedroom or guest suite with attached full bath. Walk in storage. Metal roof. Filled with natural light, the home has both original wood frame windows and Pella windows in addition. A warm and inviting home with a modern farmhouse feel, minutes to downtown in a fantastic neighborhood close to Zilker Park, Barton Springs and so much more that Austin has to offer. 2022 Updates: Interior and exterior house painted, Metal Roof cleaned, Two HVAC units. Kitchen updates 2022 include: White quartz countertops, Kraus quartz sink, Tile backsplash. Stainless steel range hood with halogen lighting. Other recent upgrades include: 2021: Five Burner Wi-Fi enabled Samsung Range with low-simmer burner. 2016: Bosch dishwasher. 2016 Refrigerator w/ with a water filtration system, ice and water dispensers. Google Fiber is available and a fiber jack has been installed. Upstairs wood floors refinished in 2007.

Landscaping includes producing Pecan trees, Redbud tree, Flowering cactus, flowering Wisteria vine, Coral vine. The backyard has a patio under the shade of a large red oak tree, and features a fire pit and string lighting for backyard parties and dinners.



Built in 1939

## Essential Information

ListingFeed	abor_vow
MLS® #	3106890
List Price	\$1,225,000
Sale Price	\$1,175,000
Sale Date	July 18th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,791
Acres	0.14
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	2004 Kinney Avenue
Subdivision	Oak Hill Add
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park
Parking	Additional Parking, Detached, Garage
# of Garages	2
View	Neighborhood
Waterfront	None

## Interior

Interior	Bamboo, Tile, Wood
Appliances	Down Draft, Dishwasher, Exhaust Fan, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Stainless Steel Appliance(s), Vented Exhaust

	Fan
Heating	Central, Forced Air, Natural Gas, Zoned
Cooling	Central Air, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Arbor
Lot Description	Back Yard, Garden, Native Plants, Trees Large Size
Windows	Double Pane Windows, Screens, See Remarks, Wood Frames
Roof	Metal
Construction	Frame, HardiPlank Type, Metal Siding, Shake Siding, See Remarks
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin