

# \$1,125,000 - 4111 Sinclair Avenue, Austin

MLS® #3340651

---

## \$1,125,000

3 Bedroom, 2.00 Bathroom, 1,683 sqft  
Residential on 0.19 Acres

McGuires 01, Austin, TX

Perfect blend of original character w/ modern conveniences / design\*Charming 1940's home in desirable Rosedale ~ meticulously maintained and boasts original wood floors + classic architecture\*Enter to a vaulted living room w/ skylights that lives large and anchored by focal fireplace\*Dream kitchen offers max functionality and design choices, including GE Cafe appliances, hex Saltillo tile floor inset, quartz bar-top and quick access to screened in patio\*The open-concept design makes it easy to host family / friends, and the adjacent dining area provides ample space for formal dinners or casual meals\*Immediately off the dining area is a relaxing screened-in patio, the ideal hangout or morning coffee OR interact w/ neighbors from the sprawling front porch\*The primary retreat is tucked away at the rear of the home w/ vaulted ceiling, double closets & bath with walk-in shower + private water closet\*If you are into vintage / original bath tile, you'll swoon over the guest bath\*Energy efficient double pane windows and the current owners updated the exterior with hardi-plank siding\*Park-like backyard with towering Pecan tree, additional seating areas, detached garage and perfect spots for future gardens\*Located near the popular Ramsey Park, enjoy easy access to playground, swimming pool, and other outdoor amenities OR keep walking to nearby Draught House for a pint, Stinsons for coffee, or Taco Shack\*Don't miss this charming slice of All Things Central Austin in the heart of Rosedale!



Built in 1940

## Essential Information

ListingFeed	abor_vow
MLS® #	3340651
List Price	\$1,125,000
Sale Price	\$1,088,525
Sale Date	May 22nd, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,683
Acres	0.19
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	4111 Sinclair Avenue
Subdivision	McGuires 01
City	Austin
County	Travis
State	TX
Zip Code	78756

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Tennis Court(s), Curbs
Parking	Driveway, Detached, Garage
# of Garages	1
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Tankless Water Heater, Wine

	Cooler
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Front Yard, Interior Lot, Landscaped, Level, Trees Medium Size, Xeriscape
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin