

# \$1,500,000 - 2405 Ridgeview Street, Austin

MLS® #3369768

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## \$1,500,000

2 Bedroom, 2.00 Bathroom, 1,601 sqft  
Residential on 0.26 Acres

Ridgeview West, Austin, TX

BOM - buyer's finance fell through. Beautiful opportunity to own your own 78704 treehouse on a coveted, quiet street. Very well cared for and ready for its new owner, this mid-century modern gem boasts design in every corner. Move-in ready or bring your architect to add on, the opportunities are endless on this gorgeous lot. The home is set far back from the street with many options for future potential. This private oasis awaits - large windows allow the perfect amount of sunshine to filter in, the bedrooms are tucked away to one side of the home for separation of public and private space, a courtyard up front begs for cool evenings to be shared and the back deck is a perfect spot for morning coffee. A small studio currently sits in the backyard. Steps from Barton and Barking Springs, Barton Springs dining & entertainment, trail access and exemplary schools, this home is in an ideal location. Fast access to downtown and Mopac, as well as all that South Lamar has to offer. Don't miss this chance to carve our your part of 78704.



Built in 1958

## Essential Information

ListingFeed	abor_vow
MLS® #	3369768
List Price	\$1,500,000
Sale Price	\$1,400,000

Sale Date	January 12th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	0.26
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2405 Ridgeview Street
Subdivision	Ridgeview West
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Fiber Optic Available
Features	None
Parking	Carport, Off Street
# of Garages	2
View	City, Park/Greenbelt, Trees/Woods
Waterfront	None

### **Interior**

Interior	Bamboo
Appliances	Built-In Refrigerator, Dishwasher, Electric Oven, Electric Range, Disposal, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter
# of Stories	1
Stories	One

### **Exterior**

Lot Description	Front Yard, Garden, Sprinklers In Front, Private, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Blinds, Solar Screens
Roof	Shingle
Construction	Brick, Cedar, Concrete, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin