

\$1,150,000 - 1818 Waterston Avenue 1, Austin

MLS® #3508855

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,792 sqft
Residential on 0.15 Acres

Enfield H South Extension, Austin, TX

Nestled in the heart of Austin's sought-after Clarksville neighborhood, this exquisite 3-bedroom, 2.5-bathroom residence offers a modern and convenient living experience. Located just a few minutes from downtown, this property promises urban living at its finest with convenient access to MoPac. As you step inside, you'll be greeted by an abundance of natural light, thanks to the high ceilings and large windows throughout the living spaces. The main level boasts concrete floors, creating a modern and easy-to-maintain aesthetic, while the upstairs features wood flooring that adds a touch of warmth. The kitchen is equipped with energy-efficient appliances and a farmhouse sink. Whether you're a culinary enthusiast or a casual cook, this kitchen will inspire your inner chef. Tons of smart features throughout the home including: automated blinds, smart door lock, Nest thermostats, camera doorbell, security system, smart garage door opener, and ethernet wired to each room. Step outside into your own private paradise—a spacious fenced yard that invites outdoor gatherings, gardening, or simply basking in the Austin sun in your heated Cowboy pool. The zoned sprinkler system ensures your lawn stays lush and vibrant with minimal effort. For added convenience, the single-car garage is finished with epoxied floors and provides secure parking as well as additional storage space. With its prime location and modern finishes, this Clarksville residence offers the quintessential Austin



lifestyle.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	3508855
List Price	\$1,150,000
Sale Price	\$1,095,000
Sale Date	May 10th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1818 Waterston Avenue 1
Subdivision	Enfield H South Extension
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Garage, Off Street
# of Garages	1
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete, Tile, Wood
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Free-Standing Range, Gas Cooktop, Disposal, Gas Water Heater, Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Sprinkler - Rain Sensor, Sprinklers Automatic, Few Trees
Windows	ENERGY STAR Qualified Windows, Low Emissivity Windows, Screens
Roof	Composition, Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin