

# \$1,995,000 - 1125 Leona Street, Austin

MLS® #3512985

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## \$1,995,000

4 Bedroom, 4.00 Bathroom, 2,873 sqft  
Residential on 0.17 Acres

Jones M L, Austin, TX

Luxury living at its finest awaits in this custom contemporary style home, tucked away on an oversized lot with the backyard oasis of your dreams in the heart of Central East Austin! This one-of-a-kind, modern masterpiece is sure to take your breath away as you step inside to find an upscale yet inviting atmosphere with exposed concrete walls & flooring, huge sliding glass doors that let you enjoy indoor/outdoor living vibes, reclaimed materials from the original home on the property, & an open layout that lets you easily flow from one space to another. Cooking here will feel like a serene experience, as you'll be positioned to take in views of an ivy backdrop & the sparkling pool. The first floor offers a massive office & just around the corner, you'll find a staircase that leads you to the fully equipped, 1/1 guest apartment that comes fully furnished. This flexible space makes for an excellent income producing opportunity for STR, with an established revenue history that has generated \$60k+ annually. Back in the primary space, the second floor is just as magical as the first, with balcony access in each bedroom & a full roof deck so you're always just steps away from overlooking the pool or enjoying a peaceful cup of coffee in the morning. The owner's retreat offers an incredible, high end en suite equipped with a double shower that leads to your relaxing soaking tub. The backyard will feel like your own private escape, featuring a sophisticated saltwater pool with a



tanning ledge & plenty of space for lounging & dining. This brilliant home is equipped with solar panels, a Tesla/EV charger, an irrigation system, & smart home features throughout. Living in 78702 always delivers when it comes to location, as youâ€™ll be within walking distance to sought-after local stops including restaurants, bars, & entertainment, as well as being just minutes away from Downtown & Lady Bird Lake. What more could you desire? Come fall in love with this premier property today!

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	3512985
List Price	\$1,995,000
Sale Price	\$1,950,000
Sale Date	June 26th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,873
Acres	0.17
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1125 Leona Street
Subdivision	Jones M L
City	Austin
County	Travis
State	TX
Zip Code	78702

## Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Above Ground Utilities
Features	Pool, Trails/Paths
Parking	Attached Carport, Electric Vehicle Charging Station(s)
View	None
Waterfront	None
Has Pool	Yes

## Interior

Interior	Concrete, Tile, Wood
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Electric Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Gas Cooktop, Disposal, Gas Range, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Built-In Refrigerator, Convection Oven
Heating	Central, Electric, Active Solar, ENERGY STAR Qualified Equipment, Heat Pump, Zoned
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Garden, Lighting, Outdoor Grill, Uncovered Courtyard, Barbecue
Lot Description	Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers On Side, Trees Large Size, Drip Irrigation/Bubblers
Windows	Double Pane Windows, Insulated Windows, Low Emissivity Windows
Roof	See Remarks
Construction	HardiPlank Type, Cement Siding, Concrete, Spray Foam Insulation
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Memorial