

# \$2,145,000 - 4600 Sinclair Avenue, Austin

MLS® #3623982

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## \$2,145,000

5 Bedroom, 4.00 Bathroom, 3,583 sqft  
Residential on 0.15 Acres

Rosedale G, Austin, TX

Located in the charming and highly sought-after neighborhood of Rosedale, ten minutes north of downtown, this stunning modern farmhouse is the best of what Austin has to offer. Situated on a corner lot on an idyllic street this home has incredible upgrades and finishes from the main home to the guest casita, and a large covered screened-in porch. Filled with natural light, the first level is airy and welcoming. The living room features a fireplace, followed by a generous dining area with patio doors that lead to the screened porch. The well-appointed chef's kitchen features high end appliances including the double gas range with griddles, a built-in fridge, and ample cabinet space. The mud room and laundry area are an organizer's dream. A main floor bedroom suite serves as an ideal work-from-home space or playroom. The second floor has two bedrooms, a guest bathroom, and the owner's suite – a perfect retreat with vaulted ceiling and a spacious en suite bathroom featuring a soaking tub and walk-in shower, and a large walk-in closet with custom shelving. The third-floor bonus space is well-suited for an additional work-from-home space, workout zone, or media room. The residence includes a casita above the 2-car garage, the ideal guest retreat complete with an ensuite bathroom. Relax at home or walk to tons of nearby coffee shops, restaurants, and entertainment including Ramsey Park, Uchiko, Pinthouse Pizza, Central Market, and the



newest neighborhood hotspot, Foxtrot. The Shoal Creek hike and bike trail is a few blocks away and connects directly to Ladybird Lake. The builder confirms ample space for a pool, with a potential plan and location provided in the attachments. A plan to fence the front yard is also attached, creating a more spacious yard. Buyers and their agents should verify pool information provided. See attachments for full list of improvements since owners bought the home in 2020.

Built in 2020

### Essential Information

ListingFeed	abor_vow
MLS® #	3623982
List Price	\$2,145,000
Sale Price	\$1,860,000
Sale Date	June 21st, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,583
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4600 Sinclair Avenue
Subdivision	Rosedale G
City	Austin
County	Travis
State	TX
Zip Code	78756

### Amenities

Utilities	Electricity Available, Natural Gas Available
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Features	None
Parking	Detached, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Refrigerator, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Oven, Range, Refrigerator, Wine Refrigerator
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
Stories	Three Or More

### **Exterior**

Exterior Features	See Remarks
Lot Description	Corner Lot, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Screens, Window Treatments
Roof	Composition
Construction	HardiPlank Type, Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum