# \$2,480,000 - 1323 Alta Vista Avenue, Austin

MLS® #3641091

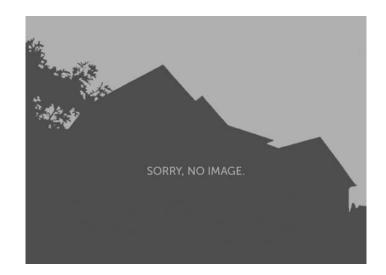
# \$2,480,000

3 Bedroom, 3.00 Bathroom, 2,245 sqft Residential on 0.34 Acres

Travis Heights, Austin, TX

Situated in the serene Travis Heights neighborhood, this captivating corner-lot home blends elegance and comfort. Mature trees surround the property, an oversized, immaculately maintained corner double-lot (.334 ac), further enhanced by a charming one-bedroom, one-bathroom casita. Expertly renovated in 2022 by Skelly Residential, this home now features a modernized kitchen and bathrooms, refinished floors, and updated plumbing and electrical systems, all while maintaining the authentic appeal and character of its original 1935 character. Its well-considered floor plan includes three bedrooms and three full bathrooms, offering ample space for both family and guests. The addition of a 2-car garage, along with plentiful street parking and alley access, enhances its practicality. Inside, the home showcases chic fixtures and designer touches including Zellige tile in bathroom and kitchen, statement wallpaper, and an original gas/woodburning fireplace in the living room, perfectly encapsulating the unique Austin spirit. The alfresco dining space offers a splendid view of the landscaped terraces and expert hardscaping by River Rock Landscaping, framed by magnificent oak trees. It's further complemented by the presence of a refreshing Proper Plunge pool, inlaid with Portuguese waterline tile, crafting an ideal setting for both relaxation an entertainment.

Its prime location offers easy access to the



heart of Austin's vibrant lifestyle. Enjoy proximity to the bustling South Congress, Music Lane, Downtown, and South Lamar areas, where the city's lively culture and entertainment options await. This property is not just a house; it's a lifestyle offering in one of Austin's most sought-after neighborhoods. Owner is a licensed Realtor in Texas. Home is currently rented through 4/30 at \$13,500/monthly + utilities.

Built in 1935

### **Essential Information**

ListingFeed abor\_vow
MLS® # 3641091
List Price \$2,480,000

Sale Price \$2,385,000

Sale Date May 10th, 2024

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,245 Acres 0.34 Year Built 1935

Type Residential

Sub-Type Single Family Residence

Status Closed

# **Community Information**

Address 1323 Alta Vista Avenue

Subdivision Travis Heights

City Austin
County Travis
State TX
Zip Code 78704

#### **Amenities**

Utilities Cable Available, Cable Connected, Electricity Connected, Fiber Optic

Available, Natural Gas Connected, High Speed Internet Available,

Phone Available, Sewer Connected, Water Connected

Features Playground, Park, Pool, Tennis Court(s), Trails/Paths

Parking Alley Access, Concrete, Detached, Garage, Private, Garage Faces Side

# of Garages 2

Garages Garage Door Opener

View None
Waterfront None
Has Pool Yes

#### Interior

Interior Marble, Wood, Slate

Appliances Dryer, Dishwasher, Free-Standing Range, Disposal, Gas Range, Gas

Water Heater, Microwave, Refrigerator, Washer

Heating Central, Fireplace(s)

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas Log, Living Room, Wood Burning

# of Stories 1

Stories One

#### **Exterior**

Exterior Features Exterior Steps, Garden, Lighting, Private Yard, Rain Gutters

Lot Description Back Yard, Corner Lot, City Lot, Front Yard, Landscaped, Sprinklers

Automatic, Sprinklers In Ground, Trees Large Size

Windows Aluminum Frames, Blinds, Screens

Roof Tile, Concrete
Construction Masonry, Stone
Foundation Pillar/Post/Pier

## **School Information**

District Austin ISD Elementary Travis Hts

Middle Lively
High Travis

## **Additional Information**

RE / Bank Owned Yes