

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

MLS® #3641091

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## \$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 and 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 |
|-----------------|-----|