

\$3,995,000 - 1423 Preston Avenue, Austin

MLS® #3682380

\$3,995,000

5 Bedroom, 5.00 Bathroom, 3,403 sqft
Residential on 0.24 Acres

Pemberton Heights Sec 02, Austin, TX

This Pemberton Heights abode exudes contemporary charm, an abundance of natural light, and exceptional streamlined finishes in one of Austin's premier neighborhoods -- known for its walkable tree-lined streets, historic homes, and centrally located conveniences. Located on a 0.24 acre lot, this home has traditional curb appeal and stylish landscaping. The age and classic exterior of the home does not reflect what you find inside: an exquisite contemporary jewel box with a serene color palette, an open floor plan, and a modern kitchen that feels luxuriously minimalist in style. The primary suite is located on the main level and instantly relaxes with soft, diffused natural light and an elegant ensuite bath and walk-in closet. The steel windows and doors paired with the warm, white oak hardwood floors provide a luxe backdrop for those with a transitional style. Downstairs includes another room that can serve as study, play room, gym or guest quarters and leads out to the brick-paved side terrace with outdoor fireplace and wonderful privacy. Upstairs are three additional bedrooms, two bathrooms, and a charming attic space (not included in the SF calculation) that offers many possibilities for use. This home features two sets of Washer/Dryers - one upstairs and one down. The fenced-in backyard and playscape lead out to the detached casita, a 1 bed, 1 bath studio with kitchenette and vaulted ceilings. Detached 2-car Carport is behind the gated drive and



offers additional storage space. This home offers the timeless Pemberton style to a discerning and contemporary buyer looking for a spacious and flexible floorplan with pristine finishes.

Built in 1936

Essential Information

ListingFeed	abor_vow
MLS® #	3682380
List Price	\$3,995,000
Sale Price	\$3,800,000
Sale Date	December 29th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,403
Acres	0.24
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1423 Preston Avenue
Subdivision	Pemberton Heights Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Features	Trails/Paths
Parking	Covered, Detached Carport, Electric Gate, Gated, Private, Side By Side, Storage

View None
Waterfront None

Interior

Interior Carpet, Tile, Wood
Appliances Built-In Refrigerator, Cooktop, Dryer, Washer/Dryer Stacked, Dishwasher, Built-In Freezer, Gas Cooktop, Disposal, Induction Cooktop, Microwave, Oven, Water Softener, Tankless Water Heater
Heating Central
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Gas Log, Living Room, Outside, Wood Burning
of Stories 2
Stories Two

Exterior

Exterior Features Exterior Steps, Lighting, Playground, Private Yard, Rain Gutters
Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Sprinklers In Ground, Trees Medium Size
Windows See Remarks, Shutters, Window Coverings, Window Treatments
Roof Composition, Shingle
Construction Board & Batten Siding, Brick, HardiPlank Type
Foundation Pillar/Post/Pier, Slab

School Information

District Austin ISD
Elementary Casis
Middle O Henry
High Austin