

\$1,300,000 - 306 E 35th Street, Austin

MLS® #3701999

\$1,300,000

4 Bedroom, 3.00 Bathroom, 2,460 sqft
Residential on 0.17 Acres

Harpers Resub, Austin, TX

This striking four bedroom, three full-bath property is located in the much sought after 78705 zip code that makes up the heart of Central Austin. The curb appeal is instantaneous, with a stone pathway leading up through the lush, established landscaping and onto the grand front porch where two pairs of fluted Tuscan columns stand sentry over the shaded swing. The brick accents and floor-to-ceiling louvered shutters make for a stunning exterior to this impeccably located gem. The historic home was built in 1939, and has since undergone tasteful interior renovations and remodels, now showing off nearly 2,500 square feet of chic design and well-favored finishes. The open space concept features hardwood flooring and gorgeous tile throughout, along with oversized windows, custom cabinetry, and a mixture of recessed and ornate lighting. The kitchen boasts sleek, stainless-steel appliances, designer fixtures and hardware, and a granite breakfast bar. The stone backsplash pairs perfectly with the custom cabinets, while the gas range and double ovens are a chef's dream. The home's open layout is on full display as the kitchen space flows seamlessly into the great room and then on to the dining area. The primary bedroom is both spacious and inviting, finding the perfect balance between luxury and comfort. Highlighting an emphasis on storage, the primary suite includes two closets opposite the bed, and another walk-in closet in the primary bath, which also contains



double vanities with abundant counter space, a jacuzzi tub, and a walk-in shower. The screened back patio overlooks the fenced-in yard and includes a fireplace and ceiling fan, with wiring for entertainment ready to plug-and-play. Located north of UT and just blocks from the Hancock Golf Course, the property is within walking or biking distance to some of the city's most notable dining and entertainment. It also feeds into some Austin ISD's top-rated school campuses!
**Pocket park found behind the back alley!

Built in 1939

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 3701999 |
| List Price | \$1,300,000 |
| Sale Price | \$1,300,000 |
| Sale Date | April 21st, 2023 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,460 |
| Acres | 0.17 |
| Year Built | 1939 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-------------------|
| Address | 306 E 35th Street |
| Subdivision | Harpers Resub |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78705-1613 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features | Golf |
| Parking | Alley Access, Attached, Garage |
| # of Garages | 2 |
| View | Neighborhood |
| Waterfront | None |

Interior

| | |
|-----------------|--|
| Interior | Tile, Wood |
| Appliances | Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator |
| Heating | Central, Fireplace(s) |
| Cooling | Central Air, Ceiling Fan(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Outside, Wood Burning |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Alley, Sprinklers In Front, Trees Large Size |
| Windows | Blinds |
| Roof | Composition, Shingle |
| Construction | Brick, Stucco, Wood Siding |
| Foundation | Pillar/Post/Pier |

School Information

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|------------|------------|
| District | Austin ISD |
| Elementary | Lee |
| Middle | Kealing |
| High | McCallum |