

# **\$2,450,000 - 105 W 33rd Street, Austin**

MLS® #3778498

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## **\$2,450,000**

4 Bedroom, 3.00 Bathroom, 3,260 sqft  
Residential on 0.26 Acres

Aldridge Place, Austin, TX

OPEN SUNDAY, 2-4 PM. The Parlin House is a City of Austin Historic Landmark property located in the Aldridge Place Historic District. This stately Mediterranean-style home with touches of Italian Renaissance was built in 1922 by Hanson Tufts Parlin, longtime dean of the College of Arts and Sciences at U.T. and creator of the Plan II degree program. Parlin hired prominent Austin architect, Hugo Kuehne (founder of the UT School of Architecture), to design this house in the new Aldridge Place subdivision which was advertised as a neighborhood where "suburban life and city luxuries are delightfully combined".

The home has been lovingly preserved and retains many of its original architectural elements such as stained wood coffered and hand-painted ceilings, arched windows and doorways, French doors, built-in bookcases, and two fireplaces. The floor plan has been expanded through the years and features spacious rooms and flexible living spaces with one bedroom and bath downstairs plus three bedrooms and two baths upstairs. The large family room on the main level looks out onto the tranquil backyard with a swimming pool and spa, towering trees, rock walls and gardens. The upstairs primary suite features a fireplace and sitting area, a private bath, plus a sun deck with a gorgeous view of the yard. Dean Parlin's personal floor-to-ceiling bookcase has been relocated from upstairs to the charming downstairs library/office. The kitchen has a modern feel with a large kitchen



island, butcher block countertops, breakfast area, and a side door that leads out to a private courtyard and patio. Despite the prominence of the automobile in 1922, Parlin saw no need to build a garage, and none has ever been added. There is, however, an off-street parking area in front of the home that easily accommodates two vehicles. The City of Austin Historic Landmark status provides significant annual property tax savings for the homeowner.

Built in 1922

### Essential Information

ListingFeed	abor_vow
MLS® #	3778498
List Price	\$2,450,000
Sale Price	\$2,450,000
Sale Date	December 17th, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,260
Acres	0.26
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	105 W 33rd Street
Subdivision	Aldridge Place
City	Austin
County	Travis
State	TX
Zip Code	78705

### Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone

	Available, Sewer Connected, Water Connected
Features	Park
Parking	Off Street, Outside, Paved, Parking Pad
View	Pool
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Cooktop, Dryer, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Washer
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Master Bedroom, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard, Uncovered Courtyard
Lot Description	Sprinklers In Rear, Sprinklers In Front, Interior Lot, Level, Sprinklers Automatic, Trees Large Size
Windows	Blinds, Wood Frames
Roof	Built-Up, Shingle
Construction	Stucco
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum