

\$1,195,000 - 1611 Clifford Avenue 1, Austin

MLS® #3788465

\$1,195,000

4 Bedroom, 4.00 Bathroom, 2,072 sqft
Residential on 0.14 Acres

Chernosky 13, Austin, TX

COMPARE AND SEE! Your East Austin Dream Home with POOL awaits: 1611 Clifford #1 impresses with its voluminous spaces, generous natural light, thoughtful architectural features and exceptional floorplan (3 beds plus 2 offices!). CHECK OUT 3DTOUR & VIDEO since it looks bigger in real life! Making Modern Home LLC design with ATX Development LLC building and Pavonetti Architecture has created one of the most exquisite homes on the East Side ready for your modern lifestyle. Clifford is a quiet, charming street integrating many highend new builds with vintage cottages, and this home is perfectly nestled into the streetscape with the other detached site condo unit to the side of this home instead of to the rear. This unique side-by-side orientation gives this primary unit a private backyard oasis complete with sparkling, low maintenance fiberglass pool and lush landscaping. Enjoy a morning coffee from Houndstooth cafe nearby on the covered front porch, the rear patio poolside, the private terrace off the primary, or on the 3rd story balcony overlooking greenbelt trails. Stunning greatroom with soaring ceilings, waxed structural steel beam and black Marvin windows opens to the generously sized kitchen with leathered quartz countertops & custom euro, rift sawn white oak cabinets. A dining room, curved office (could be 4th bed) and powder room complete the main floor. The 2nd floor accommodates the sunny primary & guest suites. Continuing to the 3rd floor,



sunlight streams in through multiple skylights into the attic lounge (2nd office) with wetbar and wine fridge. Clay Imports tile graces the bathroom and a large bedroom with 2 closets and private balcony could be an alternate primary suite. This home has been upgraded with a standing seam metal roof, level 4 smooth drywall finish, engineered oak wood floors, full foam insulation and a super high efficiency zoned central HVAC system. Though this home exudes modern luxury, it maintains warmth & character.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	3788465
List Price	\$1,195,000
Sale Price	\$1,162,500
Sale Date	October 23rd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,072
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1611 Clifford Avenue 1
Subdivision	Chernosky 13
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Trails/Paths
Parking	Carport, Door-Single, Garage, Off Street, See Remarks
# of Garages	1
Garages	Garage Door Opener
View	City Lights
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan
Heating	Central
Cooling	Central Air, See Remarks, Zoned
Stories	Three Or More

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Native Plants, See Remarks, Sloped Up
Windows	Double Pane Windows, Insulated Windows, See Remarks
Roof	Composition, Metal
Construction	Cement Siding, Frame, HardiPlank Type, Spray Foam Insulation, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum