

# \$1,950,000 - 1708 Bouldin Avenue, Austin

MLS® #3810528

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## \$1,950,000

5 Bedroom, 3.00 Bathroom, 2,622 sqft  
Residential on 0.13 Acres

Airdale, Austin, TX

When a top central Texas builder creates a 5 bedroom forever home for his son in one of Bouldin's best pockets " you get custom quality built with love. 1708 Bouldin Ave will have things you love, and many more you really, really like. True chef's kitchen with two sinks, and appliances of higher quality than any spec build nearby asking 30% more. One of Bouldin's best blocks (my sellers contend) for copious reasons on their attached list, and the Avenue in this block enjoys a shady and diverse oak grove. The location is the ideal distance to the school/playground, library, parks, and retail. Screened porch adjacent to the kitchen will host many evening gatherings. Two bedrooms (including primary) on main level, plus a bonus 3rd floor flex room creates rooms for everyone.

The custom details from Wilde Custom Homes will captivate you, like the dog-washing station by back utility room door, dry bar, cabinetry & built-ins, gas fireplace, dimmers galore, smart wiring and a central vacuum. Ask about the built-in future enhancements behind the walls waiting for easy additions. Designed to fit in with the architectural character of Bouldin Creek, this home is sure to surprise when you step inside.

Built in 2018

## Essential Information



ListingFeed	abor_vow
MLS® #	3810528
List Price	\$1,950,000
Sale Price	\$1,900,000
Sale Date	November 29th, 2023
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,622
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1708 Bouldin Avenue
Subdivision	Airdale
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Available, Water Available
Features	Dog Park, Playground, See Remarks, Sidewalks, Trails/Paths
Parking	Attached, Garage Faces Front, Garage, Gated
# of Garages	1
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Disposal, Microwave, Tankless Water Heater, Warming Drawer, Wine Refrigerator
Heating	Central
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	Three Or More

### **Exterior**

Exterior Features	Private Yard
Lot Description	Level
Windows	Double Pane Windows, Skylight(s), Window Coverings
Roof	Composition
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis