

# \$2,000,000 - 2018 Travis Heights Boulevard, Austin

MLS® #3901031

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## \$2,000,000

3 Bedroom, 3.00 Bathroom, 2,635 sqft  
Residential on 0.21 Acres

Travis Heights Sec 08, Austin, TX

This home was featured on 2003 prestigious AIA (American Institute of Architects) Home Tour for the masterful design work of architect Chris Lewis. Seller is the original owner + collaborated on several amazing features to build a home unlike any other in Travis Heights of Central Austin. The kitchen is the heartbeat of every home - plenty of counter space for serving + seating at the large island. The kitchen opens to the main living + dining space, all graced with hardwood floors. Loads of natural light complement the high ceilings. The landscaping gives privacy + a "treehouse vibe" to this main space. Electronics / TV can be hidden when not in use by gorgeous doors sourced from India. The generous primary suite is on this main level, with an amazing layout - closet wraps around the bedroom allowing for maximized storage + hanging space + also includes washer/dryer. The rooftop deck is a crowd pleaser for entertaining - a place to enjoy the breeze, star gaze + watch the lights of our ever growing Austin skyline twinkle - enjoy the fireplace on those chilly Austin nights too. Dine al fresco effortlessly - the dumb waiter goes all the way to the top - makes serving food + drinks a snap. Refresh your guests's™ beverages using the small kitchenette with fridge + sink. Set back from the street, there is plenty of space on this 1/5 acre + lot. Extra large garage - can tandem park three cars. Optimize energy costs thanks to rooftop solar panels - last 12 months



average electric bill is \$16.35. Enjoy the old growth trees of a very established neighborhood with amazing proximity to airport, downtown + South Congress bars + restaurants. Stay in shape with nearby Lady Bird Lake hike + bike trail + Big Stacy Pool + Park - open + heated year round for swimming enthusiasts only 2 blocks away. Buyer to independently verify all information including but not limited to square footage, lot size, year built, zoning, restrictions, taxes, schools, etc. 3-D tour online

Built in 2002

### **Essential Information**

ListingFeed	abor_vow
MLS® #	3901031
List Price	\$2,000,000
Sale Price	\$2,000,000
Sale Date	October 3rd, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,635
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2018 Travis Heights Boulevard
Subdivision	Travis Heights Sec 08
City	Austin
County	Travis
State	TX
Zip Code	78704

## **Amenities**

Utilities	Above Ground Utilities
Features	None
Parking	Garage Faces Front, Garage
# of Garages	3
View	City, Trees/Woods
Waterfront	None

## **Interior**

Interior	Carpet, Concrete, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside, Wood Burning
Stories	Three Or More

## **Exterior**

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Front Yard, Landscaped, Level, Many Trees, Sprinklers In Ground
Windows	Double Pane Windows, Wood Frames
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis