

\$2,250,000 - 1308 Old 19th Street 1, Austin

MLS® #3980583

\$2,250,000

3 Bedroom, 3.00 Bathroom, 2,768 sqft
Residential on 0.22 Acres

John T Patterson Add Resub, Austin, TX

An exquisite embodiment of the Austin lifestyle, this modern, light-filled home is designed by acclaimed Texas architects Alterstudio to reflect the combination of sophistication and natural beauty that defines the city. Perched on a hillside enclave above Shoal Creek, the home enjoys striking downtown views from both the main level and the oversized upstairs patio. Lush green trees bracket the vista, providing a treetop ambiance in every room. The ultra-convenient location allows you to walk to Pease Park and Shoal Creek — even stroll downtown if you’re so inclined — all of the excitement of Austin is within a few minutes.

The interior is designed with signature Alterstudio elements, including sleek integrated baseboards and disappearing pocket doors that provide a clean, minimal counterpoint to the verdant views.

Museum-white walls reflect light that flows in through floor-to-ceiling windows, burnishing the bleached wood floors and artistic walnut build-in cabinetry. A gourmet walnut kitchen opens to a family room with a view out over the terraced back hillside, thoughtfully landscaped with a mix of contemporary steel planters and native-stone walls set off with native plantings.

Encompassing the entire upper floor, the primary suite opens through a wall of glass to the treetop deck. Imagine enjoying your morning coffee alfresco, watching the city wake up while the birds chirp in the



surrounding trees. In the sleek bath, an oversized shower enclosure contains a tub with a view. Built-in cabinetry and a walk-in closet offer plenty of storage. On the main floor are two sunny bedrooms plus a spacious office with built-in desk and bookshelves, a private door leads outside to the patio and garden.

Enjoy intimate entertaining with guests marveling at the view from the living room. Outside, youâ€™ll enjoy a well-thought-out landscape that includes a cozy fire place. This home allows you to enjoy the best of the Austin lifestyle from your treetop perch.

Built in 2011

Essential Information

ListingFeed	abor_vow
MLS® #	3980583
List Price	\$2,250,000
Sale Price	\$2,200,000
Sale Date	May 24th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,768
Acres	0.22
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1308 Old 19th Street 1
Subdivision	John T Patterson Add Resub
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Attached Carport, Driveway
# of Garages	2
View	City, Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Outside, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Garden, Private Yard, See Remarks, Uncovered Courtyard
Lot Description	Back Yard, Cul-De-Sac, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sloped Up, Trees Medium Size, Views
Windows	See Remarks, Window Treatments
Roof	Membrane, See Remarks
Construction	Stucco
Foundation	Slab, See Remarks

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin