

\$2,550,000 - 1909 W 40th Street, Austin

MLS® #4040542

\$2,550,000

5 Bedroom, 4.00 Bathroom, 3,593 sqft
Residential on 0.18 Acres

Oakmont Heights Annex 02, Austin, TX

Welcome to the Jewel of Oakmont Heights! This newly constructed Lohr Home has the perfect floorplan for any buyer, a great backyard and beautiful finishes throughout. The exterior stone and stucco facade creates a transitional and timeless look. The front porch invites you in and brings you through the custom steel door. You are greeted by expansive ceilings, a grand staircase and a look all the way into the backyard. Every fixture was carefully curated for each space. The great room, consisting of the living, dining and kitchen, has 12 foot ceilings, beautiful white oak hardwoods and a fireplace that acts as the perfect focal point at the end of the room. The living space is large and has a double sliding glass door that opens out onto the covered porch, bringing the outdoors in. The spacious kitchen is complete with Thermador appliances, quartz countertops with waterfall edges. The kitchen is light and bright with custom cabinets that were built on-site. The center island has a white apron sink with brass fixtures throughout the kitchen, and space for barstools. Walk down the hallway towards the back of the house to the private owner's suite. The vaulted ceiling tops out at 14' high and brings light into the space. The primary bathroom has sophisticated finishes, including thick marble countertops and showstopping tile. The walk-in closet has been thoughtfully built-out. The upstairs living area has enough space for any activity. Additionally, the upstairs has a 2nd



laundry hookup and a bar - so great for entertaining! All room sizes are generous and have large closets. The back porch is covered & has a built-in grill. There is a large private yard with room for a pool. Walk Score 64 - walkable to restaurants, boutiques and coffee shops, parks, dog parks. New restaurants coming in the Grove. A 5-min drive to downtown, easy access to MoPac and are minutes away from grocery stores and restaurants. Must-see!

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	4040542
List Price	\$2,550,000
Sale Price	\$2,345,000
Sale Date	October 12th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,593
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1909 W 40th Street
Subdivision	Oakmont Heights Annex 02
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Electricity Connected
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Features	Curbs, Playground, Park, Street Lights, See Remarks
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	See Remarks, Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Built-In Freezer, Gas Cooktop, Gas Range, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Outdoor Grill
Lot Description	Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	None
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin