

# \$1,100,000 - 3403 Merrie Lynn Avenue, Austin

MLS® #4095581

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## \$1,100,000

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.23 Acres

Mcquown A N, Austin, TX

BOM Buyer got cold feet. A stunning New Zealand-style mid-mod home nestled in the heart of Austin's sought-after Cherrywood neighborhood. This meticulously redesigned residence, with only the original slab foundation remaining, is a testament to the perfect blend of Texas indoor/outdoor living. The charm of the Cherrywood neighborhood is renowned for its walkability and vibrant atmosphere. A haven for food enthusiasts, you'll find yourself within a short stroll or a two-minute drive to an array of exceptional restaurants and bars, including Haymaker, Este, School House Pub, Salty Sow, Vic and Als, Dai Due, and many more. All the upscale offerings of Mueller are just a five minute drive away.

Step inside, and you'll discover a home transformed by \$400K worth of finishes. See the list of finishes in attachments. The foundation has been meticulously updated with adjustable hydraulic supports and a 99-year warranty. Designed for modern living, this home features a new roof with spray foam insulation, expansive glass sliding doors offering a perfect flow from each living and bedroom area. The property boasts a new PVC plumbing system with a high-capacity water heater for efficiency and convenience. The floor plan allows for a fully contained STR with kitchenette and full bath.

Technological enhancements include a new electrical system with smart switches, multi-zone speaker wiring, and outdoor



lighting. Stay connected with TV and speaker connections in the main bedroom and living room. A new HVAC system with multiple zones and a discreet mini-split in the dining room area ensures comfort throughout the home.

Experience the epitome of modern living where thoughtful design and meticulous upgrades come together to create a space that transcends expectations. Embrace the Texas lifestyle with the perfect balance of sophistication and comfort in this remarkable Cherrywood residence.

Built in 1956

### Essential Information

ListingFeed	abor_vow
MLS® #	4095581
List Price	\$1,100,000
Sale Price	\$1,063,000
Sale Date	January 31st, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	0.23
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3403 Merrie Lynn Avenue
Subdivision	Mcquown A N
City	Austin
County	Travis
State	TX
Zip Code	78722

## Amenities

Utilities	Above Ground Utilities, Electricity Available, Natural Gas Available, Sewer Connected, Water Connected
Features	None
Parking	Off Street
View	None
Waterfront	None

## Interior

Interior	Bamboo, Carpet, Tile
Appliances	Bar Fridge, Dishwasher, Exhaust Fan, Free-Standing Range, Free-Standing Refrigerator, Disposal, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps
Lot Description	Corner Lot, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Insulated Windows, Skylight(s)
Roof	Composition
Construction	Frame, Masonry
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Maplewood
Middle	Kealing
High	McCallum