

# \$1,300,000 - 1510 Edgewood Avenue, Austin

MLS® #4148428

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## \$1,300,000

3 Bedroom, 3.00 Bathroom, 2,061 sqft  
Residential on 0.14 Acres

Upland Add, Austin, TX

Call or text first, go! Gorgeous Craftsman home on beautiful wooded lot in French Place in central Austin. Architect Doug Nissen worked with Building Contractor Robert James, a veteran green builder and registered architect, to design and build this ecological green home. This "TexZen Gem" home is full of character, awash in natural light and natural pine, plus green features, which make this home so unique. Featured in Natural Home Magazine, the house has received the 4-Star rating from Austin's Green Building Program. Enjoy the Japanese-style garden with a meandering stone walkway, disappearing fountain and amazing 3-level pond with waterfalls that sits on a patio viewable from within 3 sides. The garden path continues past the tea house (meditation/yoga space) to a swinging napping bench placed among black bamboo off the primary bedroom. As you step inside, you will envision inviting your family and friends for enjoyable evenings in the spacious, sunken living area with soaring ceilings, and a see-thru gas burning fireplace which serves both living and dining areas. The kitchen features new Cambria quartz counters, mother of pearl backsplash and Bosch dishwasher, as well as custom-built wood cabinets. The primary bedroom has windows on 3 sides and a tall ceiling with French doors leading to the garden area. The sun-lit bathroom features a dual counter space, an original Jacuzzi tub, a Toto bidet toilet and large walk-in closet. The upstairs includes 2



large bedrooms, bath and an open area perfect for a home gym. There is also one outdoor storage unit. You won't find another house like this in Austin - a house that balances aesthetic, economic and environmental concerns under one metal roof.

This classic central Austin neighborhood (only minutes from downtown Austin) prides itself on walkable streets and friendly residents.

Built in 1999

### Essential Information

ListingFeed	abor_vow
MLS® #	4148428
List Price	\$1,300,000
Sale Price	\$1,000,000
Sale Date	June 21st, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,061
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1510 Edgewood Avenue
Subdivision	Upland Add
City	Austin
County	Travis
State	TX
Zip Code	78722

### Amenities

Utilities Above Ground Utilities, Cable Available, Electricity Available, Natural

Gas Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Available

Features Street Lights, Curbs  
Parking Driveway, Lighted, Deck, Storage  
View None  
Waterfront Pond

### **Interior**

Interior Concrete, Wood  
Appliances Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Electric Range, Electric Water Heater, Gas Cooktop, Disposal, Refrigerator, Self Cleaning Oven, Washer  
Heating Central, Electric, Natural Gas  
Cooling Ceiling Fan(s), Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Glass Doors, Gas Log, See Through  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Garden, Lighting, Rain Gutters  
Lot Description Back Yard, Front Yard, Landscaped, Native Plants, Trees Large Size, Xeriscape  
Windows Double Pane Windows, Screens, Wood Frames  
Roof Metal  
Construction Glass, HardiPlank Type, Metal Siding, Radiant Barrier  
Foundation Slab

### **School Information**

District Austin ISD  
Elementary Maplewood  
Middle Kealing  
High McCallum

### **Additional Information**

RE / Bank Owned Yes