

# \$1,250,000 - 4800 W Frances Place, Austin

MLS® #4176063

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 2,266 sqft  
Residential on 0.22 Acres

Highland Village Sec 02 Pt 01, Austin, TX

Welcome to this exceptional turnkey property in the highly sought-after Rosedale neighborhood, meticulously maintained by both the current owner since 2016 and the previous owner.

Major updates, such as the opened floor plan, master bath, hall bathroom, master closet, and laundry/mudroom, showcase the modernization of this home. Additional features include new flooring throughout in 2017, a new roof in 2016, custom double-pane windows and window treatments, and a new fence, all contributing to the property's contemporary charm.

Situated on a large corner lot, the home offers expansion opportunities, a pool, or an ADU/building. The spacious layout includes a family room with a wood-burning fireplace, open concept living/dining, and a bright kitchen. The master suite features a large walk-in closet and an en-suite bathroom with a double vanity.

The property's large, flat corner lot is adorned with big trees, creating a shaded canopy in the fully fenced backyard. The covered patio seamlessly connects to the family room, fostering a harmonious blend of indoor and outdoor living. Access to the 2-car carport is conveniently located off to the side.

Zoned to highly-rated schools and close to The Grove shopping retail, this residence combines modern amenities with classic charm, providing the perfect balance for comfortable living in a prime central Austin



location. Nearby dining options include Fonda San Miguel, Torchy's Tacos, The Peached Tortilla, Bird Bird Biscuit, Austin Diner, Pinthouse Pizza, and more.

This turnkey property is ready for you to move in and make it your own. Don't miss the opportunity to call this meticulously updated and well-loved home yours!

Built in 1953

### Essential Information

ListingFeed	abor_vow
MLS® #	4176063
List Price	\$1,250,000
Sale Price	\$1,240,000
Sale Date	March 20th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,266
Acres	0.22
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4800 W Frances Place
Subdivision	Highland Village Sec 02 Pt 01
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	None
Parking	Carport, Driveway
View	None
Waterfront	None

### **Interior**

Interior	Tile
Appliances	Dishwasher, Gas Range, Refrigerator, Range Hood
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Level, Many Trees, Trees Medium Size
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum