

# \$2,000,000 - 4313 Bellvue Avenue, Austin

MLS® #4385845

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## \$2,000,000

4 Bedroom, 3.00 Bathroom, 2,599 sqft  
Residential on 0.15 Acres

Alta Vista, Austin, TX

This home in the desirable Rosedale neighborhood is the perfect combination of modern amenities and classic Austin charm. With its convenient location, steps behind Uchiko, Taco Deli, Houndstooth Coffee, and the iconic Draught House Pub & Brewery – you will be close to a variety of the best hospitality Austin offers. This custom home was built in 2014 and features soaring ceilings with expansive windows that fill it with natural light. The Bellvue home is 2,600 square feet with four bedrooms and 2.5 baths. It has concrete flooring on the 1st floor and white oak wood flooring upstairs. The primary suite on the 1st floor opens to a backyard oasis through large sliding glass doors. On the second floor, you can enjoy morning tea on the covered patio with a succulent garden. An additional living room space is on the second floor – perfect for an office, children's play space, or a TV-watching area. Xylem Organic Gardening recently landscaped both the front and back yards. The fully fenced backyard is private and secure, with room to add a plunge pool. This home has a rear alley entrance to the detached 2-car garage with Tesla solar panels on the roof. Owners installed a \$17k enterprise-grade AV/network system throughout the home. Take advantage of the opportunity to own this one-of-a-kind home in the heart of Austin! \*Sellers are open to a Seller Lease Back, and all furniture in the house is available for purchase.



Built in 2014

## Essential Information

ListingFeed	abor_vow
MLS® #	4385845
List Price	\$2,000,000
Sale Price	\$1,900,000
Sale Date	May 12th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,599
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	4313 Bellvue Avenue
Subdivision	Alta Vista
City	Austin
County	Travis
State	TX
Zip Code	78756

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Assigned, Detached, Garage, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

## Interior

Interior	Concrete, Wood
Appliances	Built-In Gas Range, Dryer, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Disposal, Tankless Water Heater, Ice Maker
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Lighting, Private Yard, Permeable Paving
Lot Description	Alley, Front Yard, Landscaped, Native Plants
Windows	Blinds, Double Pane Windows
Roof	Metal
Construction	Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin