

\$1,199,900 - 1606 E Em Franklin Avenue 1, Austin

MLS® #4391014

\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,265 sqft
Residential on 0.17 Acres

Smith Dollie, Austin, TX

Imagine Owning A Newly Constructed Home That Produces It's Own Energy With 10.53 kilowatts Of Solar Energy Minimizing Your Electrical Utility Cost With 94.5% Energy Offset. You will receive yearly savings during the duration of ownership with an 30% Federal Tax Credit until 2033. This newly constructed home aligns itself with sustainability and energy resilience and features the REC Alpha Pure Series Solar Panels and the newest Enphase micro inverter IQ8+. This thoughtfully crafted home designed by architect David Boren harmonizes with nature giving living areas exposure to natural sunlight and spacious back yard that combines indoor and outdoor living to elevate your living experience. Discover extraordinary Green home features, enticing tax incentives, throughout your ownership journey. This Austin Energy Green Build Five Star Home showcases energy star Carrier Infinity HVAC System ensuring optimal cost savings and a healthier indoor environment. Other features include EV Car Charger Ready Outlet, Navian Tank-less Water Heater and Energy Star Appliances and non-vented electric fire Place, master walk-in shower/vessel tub combination, and spacious landscaped back yard. This location provides convenience to your doorstep, with Mueller Shopping district, biking lanes, and bus routes within walking distance. Plus, enjoy easy access to Downtown Austin, ABIA, I35/183/290 for hassle-free travel. This is an extraordinary opportunity to own an



environmentally conscious sanctuary. (Refer to the attached Energy Star rebates and tax incentives forms)

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	4391014
List Price	\$1,199,900
Sale Price	\$1,100,000
Sale Date	July 1st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,265
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1606 E Em Franklin Avenue 1
Subdivision	Smith Dollie
City	Austin
County	Travis
State	TX
Zip Code	78721

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Sewer Not Available, Water Not Available
Features	None
Parking	Garage Faces Front, Garage, Electric Vehicle Charging Station(s)
# of Garages	1
Garages	Garage Door Opener
View	City

Waterfront None

Interior

Interior Wood

Appliances Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Exhaust Fan, Gas Range, Microwave, Oven, Refrigerator, Range Hood, Vented Exhaust Fan, Water Heater

Heating Central, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump, Zoned

Cooling Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Zoned

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Insert

Stories Three Or More

Exterior

Exterior Features Lighting

Lot Description Corner Lot, City Lot, Front Yard, Landscaped, Xeriscape

Windows Vinyl

Roof Metal

Construction Cedar, HardiPlank Type, Spray Foam Insulation

Foundation Slab

School Information

District Austin ISD

Elementary Sims

Middle Garcia

High Eastside Early College