

\$1,725,000 - 1710 Travis Heights Boulevard, Austin

MLS® #4462859

\$1,725,000

4 Bedroom, 3.00 Bathroom, 2,819 sqft
Residential on 0.16 Acres

Travis Heights, Austin, TX

Live the Austin lifestyle in the heart of Travis Heights. Completely remodeled by Kittrell Interior Design, every aspect, from the windows to the stucco and appliances, has been meticulously upgraded to create a modern masterpiece. The primary on the main offers a peaceful retreat with space for in-bedroom lounge or study. Additionally, a flex room with bath, can serve as a guest suite, home office, or private gym. The finishes impress throughout, such as tobacco-stained White Oak floors, stainless-steel appliances, curated light fixtures, and custom Pecan cabinets. The oversized glass and metal entry door, a metal railing staircase, the floating live edge Pecan foyer table and stained-glass inserts add a touch of sophistication.

Ascending to the 2nd level are two more generously sized bedrooms bathed in natural light. These rooms share a well-appointed bath with a dual vanity, walk-in shower and spa tub. Storage abounds with generous closets in all bedrooms, extra capacity hall closets on both levels, laundry room with sink and dog door, mudroom with storage and drop area plus many ingenious kitchen cabinet interiors allow for functional storage. The house offers Lutron lighting in common areas, speakers throughout downstairs and outside and is also wired for Connect4 and networked for Google Fiber. Step outside and youâ€™ll find a tranquil outdoor living space shaded by a magnificent mature pecan tree canopy. An expansive yard provides the perfect setting for entertaining,



children and pet play space, and a perfect opportunity to curate your own amazing garden view. Decks, hot tub, fountain and outdoor lighting complete the ambiance. With a prize address on Travis Heights Blvd, this home offers both urban convenience and natural beauty only steps away from Stacy Park/Pool, Little Stacy Splash Pad, the in-park trails, Ladybird Hike and Bike and of course Downtown and all SOCO fun. Taxes are estimates only and should be verified.

Built in 1987

Essential Information

ListingFeed	abor_vow
MLS® #	4462859
List Price	\$1,725,000
Sale Price	\$1,621,000
Sale Date	March 7th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,819
Acres	0.16
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1710 Travis Heights Boulevard
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities Electricity Connected, Natural Gas Connected, Phone Available, Sewer

	Connected, Water Connected
Features	Curbs, Playground, Park, Pool, Trails/Paths
Parking	Open, Off Street, Paved, Parking Pad
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Dog Run, Exterior Steps, Gas Grill, Lighting, Private Yard, Rain Gutters
Lot Description	Alley, Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Private, Many Trees, Trees Large Size
Windows	Double Pane Windows, Plantation Shutters, Screens, Window Treatments
Roof	Metal
Construction	Masonry, Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis