

\$1,249,500 - 1603 W 40th Street, Austin

MLS® #4596937

\$1,249,500

4 Bedroom, 3.00 Bathroom, 2,026 sqft
Residential on 0.17 Acres

Shoalcrest Oaks, Austin, TX

Multiple offers. Best and final offers by 4:00pm on Thursday, March 21st Our sellers are completely out of pocket on Saturdays and Sundays. All offers received over the weekend will be presented first thing on Monday.

Nestled in the heart of Central Austin, this stunning, move-in ready home exudes charm and offers an abundance of space and versatility! The main house features a generous 3 bedrooms and 2 bathrooms complemented by a detached second-story guest apartment with its own meter, all situated on a sprawling oversized lot.

This home has been significantly updated since 2020, including remodeling both main house bathrooms, replacing all 1947 plumbing with PVC, and installing new heating and cooling systems in both the main house and guest apartment. Conveniently located in desirable Rosedale near some of Austin's most beloved attractions including Ramsey Park, Uchiko, Fonda San Miguel, Central Market, scenic hike and bike trails, as well as downtown hotspots like Zilker Park, this residence promises a lifestyle of convenience and leisure.

The timeless elegance of the 1947 property seamlessly blends with contemporary updates. Enjoy the warmth of the inviting interiors, accentuated by expansive hardwood floors, lofty ceilings, and built-in original corner cabinets and buffets. The kitchen showcases custom maple cabinets, while the luxurious main suite boasts a cozy fireplace nook and a



dedicated desk or craft area. Entertain your loved ones on the oversized outdoor deck overlooking a private yard.

Additional amenities include an EV charger, secure gated parking, and ample storage options. Whether you're looking to enjoy the serene surroundings or explore the vibrant city life, this home is ideal for those seeking a residence with character and craftsmanship.

Don't miss the opportunity to make this extraordinary Central Austin home your own - schedule a showing today!

Built in 1947

Essential Information

ListingFeed	abor_vow
MLS® #	4596937
List Price	\$1,249,500
Sale Price	\$1,205,000
Sale Date	April 23rd, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,026
Acres	0.17
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1603 W 40th Street
Subdivision	Shoalcrest Oaks
City	Austin
County	Travis
State	TX
Zip Code	78756

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Dog Park, Playground, Park, Pool, Restaurant, Street Lights, Tennis Court(s), Trails/Paths
Parking	Concrete, Driveway, Garage Faces Front, Garage, Gated, Lighted, Off Street, Electric Vehicle Charging Station(s)
# of Garages	1
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dryer, Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Range, Refrigerator, Range Hood, Washer
Heating	Central, Ductless, Electric, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s), Ductless, Electric, ENERGY STAR Qualified Equipment, Whole House Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Bedroom, Gas, See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Bay Window(s), Skylight(s), Wood Frames
Roof	Composition, Shingle
Construction	Clapboard, Frame
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin