

\$1,750,000 - 2207 Lindell Avenue, Austin

MLS® #4708619

\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,457 sqft
Residential on 0.14 Acres

La Prella Place, Austin, TX

In the heart of ATX right off So Congress*Straight shot downtown*Extensive remodel of original 1938 pier & beam cottage w/ a large addition to the structure built on slab completed in 2022*All new plumbing including underground and sewer line*Stunning, spacious design from every angle with clean architectural lines*Quite possibly the perfect floor plan: 2 BDRMS down, separate office down, 2 large living areas (one up, one down), 2 more BDRMS up w/ a full bath*Laundry/utility down + half bath*Tesla charger*Navien tankless water heater*Welcoming, deep covered front & side porch*Rear 2-car garage w/ alley access*Incredible rooftop, outdoor living area over garage*Perfect spot to unwind under the stars*Relax out front on your dead-end street: no through traffic*Close to everything*Minutes to State Capitol & UT*Walk to a variety of local restaurants, bars & coffee shops*Guests will love visiting & enjoying live music min away*The windows are absolutely stunning providing abundant natural light*The architecturally interesting Great Room has a high ceiling and eye catching design*Expanse of beautiful white oak wood floors from the Great Room through the kitchen & BDRMS continues throughout the second floor*Impressive gourmet kitchen can host a crowd*Two different quartz counters, cool cabinets, gas cooktop & stainless appliances*Designer selected tiles throughout*Designer light & plumbing



fixtures*Quartz counters in kitchen & baths*Primary Retreat, smartly located on the main level at back of home for privacy, is spacious & light filled*Primary Bath has beautiful appointments: large wet area, dual vanity w/ ample storage, private WC*Separate office at front w/ storage closet overlooks covered front porch through a picture window*Office slider leads to covered side porch*Another bedroom on main level has en suite bath & walk-in closet*Your landscaping finishes off this wonderful home w/ the addition of pavers in the front & backyard spaces making this property move-in ready

Built in 1938

Essential Information

ListingFeed	abor_vow
MLS® #	4708619
List Price	\$1,750,000
Sale Price	\$2,275,000
Sale Date	April 22nd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,457
Acres	0.14
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2207 Lindell Avenue
Subdivision	La Prella Place
City	Austin
County	Travis
State	TX

Zip Code 78704

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Features None

Parking Alley Access, Detached, Garage, Garage Faces Rear

of Garages 2

View None

Waterfront None

Interior

Interior Tile, Wood

Appliances Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air

of Stories 2

Stories Two

Exterior

Exterior Features Private Entrance, Rain Gutters

Lot Description Alley, Interior Lot, Level

Windows Double Pane Windows

Roof Composition

Construction HardiPlank Type

Foundation Pillar/Post/Pier, Slab, See Remarks

School Information

District Austin ISD

Elementary Travis Hts

Middle Fulmore

High Travis