

\$1,300,000 - 2304 E 9th Street, Austin

MLS® #4859315

\$1,300,000

4 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0.13 Acres

Grandview Place, Austin, TX

Looking for ultimate Austin experience? Look no further! This like-new 2016 custom craftsman home is located in the heart of East Downtown with room for a garage and 2-3 bed casita in back! **LUXURY FEATURES THROUGHOUT:** Warm real wood floors, high ceilings, recessed lighting, high-end modern fans, bench window seating, built-ins in all closets, and a plethora of natural light from oversized windows! **KITCHEN:** The open floor plan leads into the kitchen - with farmhouse sink, high-end Kitchen-Aid appliances, 6 burner stove, double oven, floor-to-ceiling walnut cabinets, and oversized walk-in pantry - **TONS** of storage! **DINING:** Plenty of entertaining space with community-style bench seating and your huge Silestone island breakfast bar! **BEDROOMS:** Climb the light-filled staircase to 3 large bedrooms + 2 full bathrooms. Primary bath has a clawfoot pedestal tub, custom rustic mirror door, walk-in shower with multiple shower heads, and skylight! **OFFICE:** Office could also function as a 4th bedroom - with built-in walnut shelving/cabinetry, custom rustic mirror door, its own closet, gig internet, and a full guest bathroom with quartz counters and large walk-in shower. **POTENTIAL GARAGE + CASITA:** The sellers have already gone through the effort of getting the back area of the property permitted to add a full garage with a 2-3 bedroom casita on top - perfect to rent, AirBnB, or have long-term guests! **Choose from three sets of architect plans!** **YARD:** The



completely fenced-in yard gives the home a private enclave feeling despite being so close to downtown. Home comes complete with a big front porch with a porch swing + twinkle lights - only blocks away from the famous East 6th social district! Large covered storage space under porch. Yard has smart/wifi-enabled irrigation. EXTRAS: Washer and dryer upstairs for convenience. Dual zone AC. Cable connections in all bedrooms. Tankless water heater replaced in 2021. Own your own slice of the ultimate Austin experience!

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	4859315
List Price	\$1,300,000
Sale Price	\$1,325,000
Sale Date	October 28th, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,818
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2304 E 9th Street
Subdivision	Grandview Place
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Features	None, Curbs
Parking	Off Street, Outside, Paved, Parking Pad
View	Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Double Oven, Dryer, Dishwasher, Exhaust Fan, Gas Range, Ice Maker, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Dual
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Lot Description	Back Yard, Sloped Down, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Open Lot, Near Public Transit, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Blinds, Bay Window(s), Double Pane Windows, Window Coverings
Roof	Composition
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Memorial