

\$1,650,000 - 1817 Alta Vista Avenue, Austin

MLS® #5020002

\$1,650,000

4 Bedroom, 4.00 Bathroom, 2,216 sqft
Residential on 0.16 Acres

Travis Heights, Austin, TX

This wonderful, traditional Craftsman home is exquisitely perched on a tree filled lot in the coveted Travis Heights neighborhood. Alta Vista is one of the best streets in this historic area, and this location is easily walkable to Stacy Park and all of S Congress; yet tucked away just a few blocks from all the hustle and bustle. The home is very well built, and has been impeccably maintained through the years. You are greeted by a wonderful front porch overlooking the tree lined street, and I cant think of a better spot for morning coffee or happy hour margaritas. Once inside you will find an open foyer with cathedral ceilings all the way up to the second story. The downstairs living room is very comfortable with a cozy fireplace, built in bookshelves, and French doors that directly access the front porch space. Flanked on the other side of the living room, you will find a formal dining space with similar doors flowing to the front porch. The gourmet kitchen boasts a large center island, high ceilings, nice sized pantry, and yet another set of doors that lead to the covered back porch. Downstairs you will also find the primary bedroom, as well as an oversized utility room, and half bath. Once you ascend the beautiful staircase, you are greeted by a comfortable living room that is floating in the tree tops. The upstairs has another full 3 bedrooms and 2 bathrooms to round out this great floor plan. The private backyard is a tranquil setting with century old live oak trees, an oversized limestone patio, and the perfect



setting for dinner parties and Austin style entertaining. A real bonus feature to this property is the separate, detached 1 car garages that are located and accessed off of the rear alley. This property is the perfect combination of newer high quality construction, that is perfectly set in one of Austin's most popular neighborhoods with some of the best walkability you will find in town.

Built in 2003

Essential Information

ListingFeed	abor_vow
MLS® #	5020002
List Price	\$1,650,000
Sale Price	\$1,660,000
Sale Date	March 29th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,216
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1817 Alta Vista Avenue
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
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Features	Dog Park, Playground, Pool, Tennis Court(s), Trails/Paths
Parking	Alley Access, Detached, Garage, Off Street, Outside, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dryer, Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Alley, Trees Large Size, Xeriscape
Windows	Double Pane Windows, Window Treatments
Roof	Composition
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis