

# \$1,995,000 - 1604 Travis Heights Boulevard, Austin

MLS® #5172556

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## \$1,995,000

3 Bedroom, 3.00 Bathroom, 2,716 sqft  
Residential on 0.15 Acres

Travis Heights, Austin, TX

Welcome to the enchanting Blue Moon. Nestled in the heart of Travis Heights, this charming 1930s Storybook cottage has undergone a magnificent transformation, boasting an Alsatian-inspired half-timbered exterior that seamlessly blends with its original character. Spaller + Glover spared no expense creating this picturesque setting reminiscent of the European countryside.

Every aspect of this property has been meticulously renovated and enlarged, ensuring a modern and luxurious living experience.

From the moment you step inside, you'll be captivated by the open living floor plan, flooded with an abundance of natural light that cascades softly through the home. The chef's kitchen, adorned with Carrera countertops and a butler's pantry, will delight the most discerning culinary enthusiast.

The upper floor opens to a beautiful landing leading to the oversized primary bedroom. Vaulted ceilings, large windows, and a spacious, opulent bathroom create a serene retreat, allowing you to unwind in absolute comfort and style. The two additional bedrooms are a testament to the creativity of Spaller + Glover, brimming with delightful character and unique touches.

Beyond the interior, the home's setting is nothing short of picturesque. The manicured lawn surrounding the property exudes a sense of elegance and tranquility, inviting you to spend leisurely afternoons outdoors. The attention to detail extends to the detached



office, which perfectly complements the home's design, offering a serene space for work or inspiration. And if you love entertaining, the outdoor kitchen is a dream come true, providing the ideal space to host gatherings.

Come and experience the allure of the Blue Moon house in Travis Heights, where luxury, elegance, and tranquility await you. Your new chapter begins here.

Built in 1932

### Essential Information

ListingFeed	abor_vow
MLS® #	5172556
List Price	\$1,995,000
Sale Price	\$2,000,000
Sale Date	September 8th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,716
Acres	0.15
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1604 Travis Heights Boulevard
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Natural Gas Available
Features	Common Grounds/Area, Sidewalks
Parking	Garage, Additional Parking
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Built-In Oven, Convection Oven, Double Oven, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Log, Great Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Dog Run, Rain Gutters
Lot Description	Back Yard, Front Yard, Trees Large Size, Trees Medium Size, Trees Small Size, Alley, Drip Irrigation/Bubblers, Level, Sprinkler - Rain Sensor
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition
Construction	Masonry, Wood Siding
Foundation	See Remarks

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis