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

MLS® #5172556

\$1,995,000

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

Travis Heights, Austin, TX

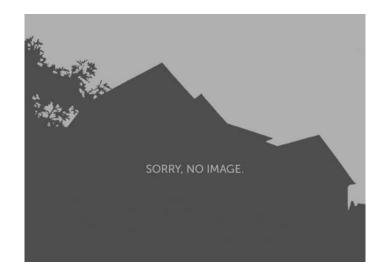
Welcome to the enchanting Blue Moon.

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