

# \$1,499,950 - 1303 Garner Avenue, Austin

MLS® #5449512

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## \$1,499,950

3 Bedroom, 3.00 Bathroom, 2,312 sqft  
Residential on 0.16 Acres

Barton Heights A, Austin, TX

Nestled in the heart of Austin's iconic Zilker neighborhood, this timeless gem overflows with charm and style. Originally constructed in 1942, it's a testament to classic design that effortlessly transcends generations. As you step inside, the natural light filters through numerous windows, casting a warm glow upon the hardwood floors and terracotta tiles. Your journey through this home begins with a strikingly remodeled kitchen, a modern oasis that seamlessly blends contemporary design with the home's historic character. This culinary haven overlooks a formal living space and effortlessly connects to the dining room, creating a harmonious flow throughout the heart of the house. The thoughtful layout offers two inviting living areas. The main living space is a standout, featuring a cathedral ceiling that imparts an airy and open ambiance. The Spanish-style fireplace adds a touch of rustic sophistication, drawing you in with its character and warmth. Adjacent to this living space, discover a generously sized home office or playroom, a versatile space framed by antique French doors, adding a touch of classic elegance. Your personal retreat awaits in the primary bedroom, where a balcony provides a peaceful haven to savor your morning coffee while gazing out at the spacious backyard. The mature trees on the property not only provide shade and privacy but also create a tranquil backdrop for the inviting back deck, an ideal space for entertaining. In addition to the primary, you will



find one guest room downstairs and one guest room upstairs, each with its own private bath. In addition to its aesthetic appeal, this home is strategically located in one of Austin's most sought-after neighborhoods. Convenience is at your doorstep, with shops, restaurants, and various amenities just a stone's throw away.

Built in 1942

### Essential Information

ListingFeed	abor_vow
MLS® #	5449512
List Price	\$1,499,950
Sale Price	\$1,440,000
Sale Date	November 8th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,312
Acres	0.16
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1303 Garner Avenue
Subdivision	Barton Heights A
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Available, See Remarks, Water Available
Features	Trails/Paths
Parking	Off Street, Paved

View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, See Remarks
Lot Description	Back Yard, See Remarks
Windows	See Remarks
Roof	Composition
Construction	Frame
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin