

\$1,317,888 - 1707 Ulit Avenue 1, Austin

MLS® #5452866

\$1,317,888

3 Bedroom, 4.00 Bathroom, 2,078 sqft
Residential on 0.09 Acres

1707 Ulit Avenue, Austin, TX

Uber unique, and built by the builder as his personal residence, this home exudes high end design and luxury finishes throughout. Completely gated, the front yard is a private oasis, shaded by a gorgeous pecan tree. Inside the front door, two enormous 10' tall sliding glass doors beckon you back through the open floor plan and toward the heated pool, which you can enjoy year round. The kitchen has black quartz waterfall countertops with electric white veining, and cabinet lighting under the custom made espresso walnut cabinets. In ceiling & outdoor patio Klipsch speakers make entertaining and/or indoor/outdoor living a breeze. Upstairs the primary bedroom has enormous windows, and access to its own private patio with Cumaru decking. En suite, the bathroom has an oversized walk in shower, 5' lighted mirror, and custom built wardrobe in the closet. The other bedroom on the 2nd floor also has huge windows, and an oversized en suite bathroom. The 3rd floor loft is our favorite part of the home, and can serve as a perfect office, meditation space, studio or whatever bonus usage you can dream up. The 3rd bedroom has vaulted ceilings, and has a custom in-wall built-in walnut dresser system. This stunning home is being offered fully furnished, and comes with all the goodies the builder could think of, including custom blinds already installed in every window, a private front and back yard, EV charging station in the garage, it is prewired with CAT6 and served by Google



fiber, plus it has in-home audio installed and ready to play from your phone or other smart device. The property is also smart home enabled, which means you can control the under cabinet lights, and most of the lights in the home, and the August door lock from your phone, plus there are already two Ring cameras installed. Builder is offering a \$25,000 customization package, or closing cost/rate buy down. Come check it out in person!

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	5452866
List Price	\$1,317,888
Sale Price	\$1,375,000
Sale Date	March 17th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,078
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1707 Ulit Avenue 1
Subdivision	1707 Ulit Avenue
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Kitchen Level, Private, Attached Carport, Electric Vehicle Charging Station(s)
View	Neighborhood, Pool
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Microwave, Range Hood, Built-In Refrigerator, Ice Maker
Heating	Central, See Remarks
Cooling	Central Air
Stories	Three Or More

Exterior

Exterior Features	Lighting, Private Yard, Balcony
Lot Description	Back Yard, Front Yard, Trees Medium Size
Windows	Aluminum Frames, Blinds, Screens
Roof	Metal
Construction	HardiPlank Type, Cedar
Foundation	Slab

School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum