

# \$1,995,000 - 1706 W 10th Street, Austin

MLS® #5579519

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## \$1,995,000

4 Bedroom, 3.00 Bathroom, 2,883 sqft  
Residential on 0.17 Acres

Maas Add, Austin, TX

Located in the heart of Clarksville on a quiet street. Single owner, custom built in 2006, and designed by Austin's own, Barley Pfeiffer. All features thoughtfully selected to create a timeless finished look. The main living spaces center around a generous screened-in porch joined by a collapsing wall and shared by a chef inspired kitchen. The kitchen allows owners to showcase culinary accessories in a creative and original manner while maintaining an inviting space to entertain from. Each window placement was specifically built to maximize natural sunlight across all rooms and corridors. Owners enjoy an environmentally responsible construction that reduces their energy usage footprint. Standout features include a completely separate guest / office room with it's own exterior entrance and custom landscaping using native drought tolerant plants. The charming courtyard is complete with proper grading and drainage making exterior maintenance minimal. This home will stand the test of time and bring years of enjoyment.



Built in 2006

## Essential Information

ListingFeed	abor_vow
MLS® #	5579519
List Price	\$1,995,000
Sale Price	\$1,950,000

Sale Date	August 5th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,883
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1706 W 10th Street
Subdivision	Maas Add
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Above Ground Utilities
Features	None
Parking	Carport
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Permeable Paving, Uncovered Courtyard
Lot Description	Drip Irrigation/Bubblers, Landscaped, Native Plants, Sprinklers In Ground, Trees Large Size, Xeriscape
Windows	Blinds, Screens, Wood Frames, Window Treatments
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin