

# \$1,077,000 - 1506 W 13th Street 16, Austin

MLS® #5641689

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## \$1,077,000

3 Bedroom, 2.00 Bathroom, 1,850 sqft  
Residential on 0.05 Acres

Escorial Condo, Austin, TX

At the western edge of downtown Austin in the Clarksville neighborhood, the Escorial is a fully-gated, private Mediterranean style compound. Entering the pool area, Unit 16 is up one floor and to the right. Three balconies give an outdoor aspect to all 3 bedrooms of this recently remodeled home. With interiors redesigned by owner architect Alberto Isunza, AIA, the 2 stories resonate as a Parisian loft, with ornate paneled walls, chair rails, a beautifully wallpapered stairwell, and detailed crown molding. Glossy white walls contrast with custom built-in cabinetry in darkest indigo against the wood floors. The 1st floor welcomes with a fireplace in the living room, opening up to the dining area and chef's kitchen. Elegant GE Cafe appliances are in all white with brass handles, and there's an under-cabinet wine refrigerator just within reach. A short hallway from the kitchen leads to a full bathroom and the first of 3 bedrooms. Up the stairwell of golden flowers, a landing shows off a series of folding doors opening to the washer and dryer area with additional storage. To the right is the primary bedroom, with a wall of hidden built-in closets and drawers, and room for a king bed and office nook. French doors open to this room's private patio. Swoon at the lavish bathtub framed perfectly by the bedroom doorway under glowing skylights. This bathroom allows separation between one room with a black and marble vanity sink and glass linen cabinet, and another with vintage vanity, the separate



shower of marble tile, and a walk-in closet with Container Store shelving for ultimate organization. On the opposite side of the bathroom is the 3rd bedroom, the owners' favorite, paneled in all white with a delicate chandelier. This splendid home of comfort and charm exists with the conveniences of Fresh Plus market, and restaurants Cipolina, Jeffrey's, and Taco Flats steps away. A coveted one car garage and a covered parking spot add to the livability of this close-in Austin gem.

Built in 1983

### Essential Information

ListingFeed	abor_vow
MLS® #	5641689
List Price	\$1,077,000
Sale Price	\$1,050,000
Sale Date	September 22nd, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	0.05
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	1506 W 13th Street 16
Subdivision	Escorial Condo
City	Austin
County	Travis
State	TX
Zip Code	78703

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Pool
Parking	Assigned, Carport, Detached, Garage, Gated
# of Garages	1
View	City
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Laminate, Wood
Appliances	Double Oven, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Refrigerator, Wine Refrigerator, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Uncovered Courtyard
Lot Description	Landscaped
Windows	Insulated Windows, Skylight(s), Window Treatments
Roof	Membrane
Construction	Masonry, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin