

# \$1,985,000 - 1811 Alta Vista Avenue, Austin

MLS® #5777664

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## \$1,985,000

2 Bedroom, 2.00 Bathroom, 1,801 sqft  
Residential on 0.21 Acres

Travis Heights, Austin, TX

1811 Alta Vista is a charming 1930s historic brick home in Travis Heights with endless possibilities. Enjoy the 2/2 home and use the studio garage apartment as guest quarters or as a high-income producing rental. Or, if you desire a larger family home in this iconic neighborhood, save yourself several steps and cost in the remodeling process by using the architectural plans that have been developed for a thoughtful expansion plans that have already been approved by the Historic Landmark Commission (Travis Heights is in the National Register of Historic Places) and for which a garage demolition permit is already in hand.



The property is more than 9,000 square feet—a rare large lot for Travis Heights—and is perched on the hillside of lushly landscaped grounds with several majestic heritage Live Oak trees. You are steps from Blunn Creek Greenbelt and Stacy Park, and an easy stroll to South Congress or the hike and bike trail on Lady Bird Lake. All of the access and none of the weekend crowds walking or parking on your street.

The main home is full of period charm and authentic personality. Classical columns flank the front door and once inside, you are greeted with 10 ft high ceilings, oak hardwood floors, living room fireplace, library

with French doors and built-in bookshelves, and formal dining room with windows and a charming built-in china cabinet. A screened-in back porch looks out onto the property's showstopper: a spectacular stone-terraced secret garden full of flowering plants, trees, and vines with room for a small pool if you want to add. The treehouse-like studio apartment sits above a two-car garage with rear alley private access. Don't miss your opportunity to own a very special property in a highly desirable downtown Austin neighborhood.

Built in 1932

### Essential Information

ListingFeed	abor_vow
MLS® #	5777664
List Price	\$1,985,000
Sale Price	\$1,840,000
Sale Date	June 15th, 2022
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,801
Acres	0.21
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1811 Alta Vista Avenue
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

## **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Features	Playground, Park, Pool, Tennis Court(s), Trails/Paths
Parking	Alley Access, Detached, Garage, Private
# of Garages	2
View	None
Waterfront	None

## **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Tankless Water Heater
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

## **Exterior**

Exterior Features	Exterior Steps, Garden, Private Yard
Lot Description	Alley, Front Yard, Garden, Many Trees, Sprinklers Automatic, Sloped Up
Windows	Plantation Shutters, Wood Frames
Roof	Asbestos Shingle, Slate
Construction	Brick, Frame
Foundation	Pillar/Post/Pier

## **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis