

\$1,199,000 - 1704 Briar Street, Austin

MLS® #5782937

\$1,199,000

3 Bedroom, 2.00 Bathroom, 1,994 sqft
Residential on 0.19 Acres

Airdale, Austin, TX

Experience a quintessential, single-story bungalow with world-class shopping and parks at your door-step. This expertly restored home is ideally located on the shortest street in Bouldin Creek. It features almost 2,000 sq ft of authentically restored mid-century details and an updated, off-grid floor plan with high ceilings and an expansive primary suite, making this urban sanctuary truly one-of-a-kind. The huge, fully-landscaped lot offers boundless opportunities within walking distance to Downtown, South Congress, Lady Bird Lake, and all of Austin's world-renowned festivals, including SXSW and ACL.

With plenty of parking for entertaining, you can create delicious meals using charming, top-of-the-line kitchen appliances such as the Oâ€™Keefe and Merritt Stove. Host festive game nights in front of the fireplace with laughter filling the airy, vaulted ceilings of the great room. Guests can extend their stay by utilizing the rare, authentic brand name Murphy Bed, purchased from Austinâ€™s More Space Place.

At the end of the day indulge in the jacuzzi tub in the spacious primary suite addition, complete with walk-in closet. One-story living is easy with two updated living areas, plus incredible outdoor space, and extra storage.

Appreciate the additional quiet created by a beautiful bamboo fence, and the peace of



mind that comes with a top of the line, whole house generator. This \$20K upgrade provides for a unique off-grid lifestyle in the heart of Downtown Austin! Finally, with easy to maintain pier and beam construction, you can feel secure about future home maintenance.

Complete with the traditional white picket fence, a perfectly situated 300-year-old Heritage Live Oak, and stately pecans, this rare home epitomizes the American Dream. Contact us today to see the Mid-Century Classic before it's gone, as this once-in-a-lifetime opportunity is priced to sell!

Built in 1941

Essential Information

ListingFeed	abor_vow
MLS® #	5782937
List Price	\$1,199,000
Sale Price	\$1,200,000
Sale Date	June 8th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,994
Acres	0.19
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1704 Briar Street
Subdivision	Airdale
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Driveway
View	None
Waterfront	None

Interior

Interior	Wood
Appliances	Cooktop, Dryer, Dishwasher, Exhaust Fan, Free-Standing Range, Microwave, Washer, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Sprinklers Automatic
Windows	Wood Frames
Roof	Composition, Shingle
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis