

# \$1,100,000 - 2006 Montclair Street, Austin

MLS® #5807473

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## \$1,100,000

2 Bedroom, 1.00 Bathroom, 1,372 sqft  
Residential on 0.20 Acres

Rabb Inwood Hills, Austin, TX

Peaceful South Austin Oasis in the Heart of Everything!! Situated on 0.198 of an acre with 1372 sq ft of heated/cooled space with a detached studio. Nicknamed "The Hallie House," this 78704 Gem is an updated 1940 Craftsman house with lush gardens featuring more than 50 species of Texas native flora that bloom throughout the year. This home is perfect for either a tear-down or for an end-user. Featuring solid wood walls, original hardwood floors, and unique vintage touches throughout. The kitchen and bath were completely renovated in 2010. The Kitchen offers the original vintage cabinetry, high-end stainless appliances, a deep stainless sink, and subway tile backsplash. Two gorgeous bedrooms feature wood trim, closet storage, and generous windows that bring on an abundance of serene natural light. The converted garage currently serves as a soundproofed professional music studio and offers vaulted ceilings and a window cooling & heating unit so you can comfortably use this space year-round. The fully enclosed/screened-in back deck offers a soaring vaulted ceiling with a breezy ceiling fan and an incredible bug-free, outdoor living, dining, and entertaining space. Relax and enjoy unobstructed, tranquil views of the private backyard, where you will enjoy mature live oak trees, a jasmine bush, and shrimp plant gardens. The yard and gardens are managed with an automatic Rain-Bird irrigation system. Accent lights for the trees and around



the building structures make evening parties enjoyable. Zilker Elementary School (Great Schools rating 8/10) is a short walk from the home. A scenic drive or bike ride through the neighborhood will get you to Zilker Park & Barton Springs Pool. This spectacular location is within walking distance of some of Austin's best restaurants & music venues. Just 2 miles from Ladybird Lake. Access the popular Barton Creek Greenbelt from just a mile away downhill in the neighborhood. Just 3 miles from the heart of Downtown Austin.

Built in 1941

### Essential Information

ListingFeed	abor_vow
MLS® #	5807473
List Price	\$1,100,000
Sale Price	\$1,473,500
Sale Date	April 13th, 2022
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,372
Acres	0.20
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2006 Montclair Street
Subdivision	Rabb Inwood Hills
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Curbs, Playground, Park, Tennis Court(s), Trails/Paths
Parking	Detached Carport, Driveway, Outside
View	City Lights, Neighborhood
Waterfront	None

### **Interior**

Interior	Wood
Appliances	Exhaust Fan, Free-Standing Gas Range, Gas Water Heater, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Level, Moderate Trees, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, See Remarks, Trees Large Size, Trees Medium Size
Windows	Screens
Roof	Composition
Construction	Wood Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin