

# \$2,295,000 - 2313 Hartford Road, Austin

MLS® #5898122

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## \$2,295,000

4 Bedroom, 3.00 Bathroom, 3,453 sqft  
Residential on 0.19 Acres

Sunset Hill Enfield, Austin, TX

Nestled on a gentle slope in Old Enfield, this two-story stone home beautifully combines traditional and modern elements, exuding timeless charm. From the moment you set foot inside, it's evident that every detail has been carefully curated to create a space that is both charming and sophisticated.

The formal living area welcomes with a stunning copper fireplace, setting the tone for the style ahead. Further exploration reveals an architect-designed kitchen, featuring stainless counters, double sinks, and a luxurious limestone floor and backsplash. Double ovens stand ready for culinary pursuits, creating a true chef's haven.

The grand living room lies just beyond, captivating with its soaring seventeen-foot ceilings, majestic stone fireplace, and expansive windows that flood the room with natural light. Dark stained wood floors provide a warm ambiance, enhancing the home's charm.

Every fixture, wallpaper, and flooring choice throughout the residence makes a statement about the home as a whole, showcasing meticulous attention to detail, enhancing the property's character and allure.

Outside, the outdoor living space impresses with a screened-in patio, perfect for bug-free breezy enjoyment. An enchanting dining area,



framed by twinkling lights hanging from majestic live oak trees, sets a magical stage for al fresco gatherings and memorable evenings.

The primary bedroom, a haven of comfort and luxury, includes its fireplace, beautiful built-ins, and a spacious ensuite bathroom. Three additional bedrooms offer ample space for family or guests, each meticulously appointed.

This Old Enfield gem seamlessly merges traditional architecture with modern conveniences, embodying both charm and sophistication indoors and out.

Built in 1936

### Essential Information

ListingFeed	abor_vow
MLS® #	5898122
List Price	\$2,295,000
Sale Price	\$2,200,000
Sale Date	July 8th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,453
Acres	0.19
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2313 Hartford Road
Subdivision	Sunset Hill Enfield
City	Austin
County	Travis
State	TX

Zip Code 78703

### **Amenities**

Utilities Electricity Available, Electricity Connected, Natural Gas Available, Phone Available, Water Connected

Features Curbs

Parking Driveway, Off Street, Outside

View None

Waterfront None

### **Interior**

Interior Carpet, Stone, Tile, Wood

Appliances Built-In Refrigerator, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator

Heating Central, Zoned

Cooling Central Air, Zoned

Fireplace Yes

# of Fireplaces 3

Fireplaces Bedroom, Family Room, Living Room, Primary Bedroom

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Exterior Steps, Private Yard

Lot Description Sloped Down, Trees Large Size, Trees Medium Size

Windows Shutters, Window Treatments

Roof Composition

Construction Frame, Masonry, Stone

Foundation Pillar/Post/Pier

### **School Information**

District Austin ISD

Elementary Casis

Middle O Henry

High Austin