

# \$1,399,000 - 1106 Travis Heights Boulevard, Austin

MLS® #5977753

---

## \$1,399,000

2 Bedroom, 1.00 Bathroom, 1,232 sqft  
Residential on 0.24 Acres

Travis Heights, Austin, TX

Elegance and charm unite in this delightfully restored 1923 Travis Heights bungalow, located minutes from Lady Bird Lake in charming Travis Heights. Meticulously cared for by its owners and intentionally updated, this home captivates upon entry. A custom wood and beveled glass front door draws you into the home, where you'll instantly fall in love with the quarter sawn oak wood flooring, rewired vintage light fixtures, and elegant brick gas fireplace that exudes historic charm. This quaint single-story home is enveloped in windows and glass, allowing natural light to flood in from every direction. The kitchen is a true gem, featuring two-toned cabinetry, exquisite stone countertops, glass and caged front upper cabinets. High-end appliances include a dual-fuel Wolfe range, SubZero refrigerator, two built-in wine/beverage fridges and a separate wet bar, all enhanced by antique and brass fixtures. A private alley guides you to the back, where you will find a detached 2 car garage with an EV charger, AC/Heat wall unit and Airstream hookups. Perched on a hill with abundant green space and endless outdoor lounge areas, you will find views of downtown from the rear of the property. Take a cool dip in the cowboy pool - perfect size without the headache and upkeep of an inground pool. Sanitized with gentle hydrogen peroxide and sand filter system, it will always be ready for you. Wake up and sip your morning coffee on your adorable front porch soaking in the vibrant Travis Heights



neighborhood, relax over the weekend in your Cowboy pool, or enjoy dining al fresco on your back deck. Walkable to endless DT Austin hot spots, including Lady Bird Lake, Norwood Estate Dog Park, Austin Boardwalk, and just a 0.8 mile walk to SoCo. Full set of architectural and engineering plans for 600sqft+ primary suite addition and swimming pool by Chioco Design. Plans can be shared with owner approval.

Built in 1923

### Essential Information

ListingFeed	abor_vow
MLS® #	5977753
List Price	\$1,399,000
Sale Price	\$1,375,000
Sale Date	August 31st, 2023
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,232
Acres	0.24
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1106 Travis Heights Boulevard
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected
-----------	--

Features	Dog Park, Playground, Park, Pool, Sidewalks, Trails/Paths, Curbs
Parking	Door-Single, Driveway, Detached, Garage, Off Street, Garage Faces Rear, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage Door Opener
View	City, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Oven, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters, RV Hookup
Lot Description	Alley, Back Yard, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Trees Small Size, Views
Windows	Screens, Window Coverings
Roof	Composition
Construction	Frame
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis