

\$1,500,000 - 712 W Mary Street, Austin

MLS® #6016041

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,257 sqft
Residential on 0.31 Acres

Bouldin James E Add, Austin, TX

This amazing mid-century home has everything you're searching for located deep in the heart of beloved South Austin and the historic Bouldin neighborhood! Built in 1950, current owners have done many tasteful updates and expanded home with large 900+ square feet addition at rear of home. The expansion added a butler's pantry, laundry room, and huge stunning primary bedroom suite. The suite includes cathedral ceilings, large picture windows, a luxurious spa bath, and an enormous walk-in closet. This home has a fantastic updated kitchen, formal dining area, plus 3 guest bedrooms & 2 guest baths. The .30+ acre lot is one of the larger lots in the neighborhood. The property has ample room to subdivide and build a second home or add an ADU or guest house with rear alley access! The detached 2-car garage was converted to a music studio and could easily be converted back to a garage or repurposed another way (office, art studio?) The fenced yard has an electric gate for added security. Check out the recent ECAD Energy Audit -- the inspector said this home was in the top 10% of energy-efficient homes he had ever inspected. This home is in the top ten of walkable Austin neighborhoods! Just a short walk to some of the best restaurants in Austin, such as Lenoir & Elizabeth St. Cafe. So many nearby gems including Butler Park, Alliance Children's Garden, & Austin Public Library. Amazing restaurants, shopping, music venues, and fun activities! Across the street from the famous



Bouldin Castle! *Note: Floorplan Graphics measured the home as 2257 Square Feet. See attached floorplan with measurements.*

Built in 1950

Essential Information

ListingFeed	abor_vow
MLS® #	6016041
List Price	\$1,500,000
Sale Price	\$1,450,000
Sale Date	November 30th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,257
Acres	0.31
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	712 W Mary Street
Subdivision	Bouldin James E Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Internet Access, Library, Playground, Park, Pool, Restaurant, Street Lights, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Alley Access, Converted Garage, Detached
View	City, Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Electric, Zoned
# of Stories	1
Stories	One

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Alley, Back Yard, City Lot, Front Yard, Level, Trees Medium Size
Windows	Double Pane Windows, Vinyl
Roof	Composition
Construction	Frame
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis