

# \$1,395,000 - 1913 Canterbury Street 1, Austin

MLS® #6036665

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## \$1,395,000

3 Bedroom, 4.00 Bathroom, 2,063 sqft  
Residential on 0.15 Acres

DRIVING PARK ADDN, Austin, TX

All offers will be considered! Smyth Homes' newest offering is a warm & inviting oasis in the heart of Holly, one of Austin's most vibrant neighborhoods. Designed for busy lock & leave lifestyles, this new home offers a furnished option\* (see details below). It includes low-maintenance features like xeriscape landscaping with drip irrigation and synthetic turf. The fiber cement siding, metal roofing, and screened gutters require minimal upkeep. Inside, a Moroccan tile fireplace is framed by dramatic 8' windows with custom light-filtering window shades. Wide-plank oak flooring connects the open living & dining areas to the kitchen. The island has generous counter space and communal seating for guests. A Bertazzoni range serves as the kitchen's luxurious hearth. The galley kitchen makes efficient use of the layout with a wall of custom cabinetry & deep drawers for ample storage. The range vent is discreetly hidden in the cabinets, creating a clean surround to highlight the tile backsplash. The kitchen is an extension of the design language used in the living & dining areas. The main-level owner's suite opens directly to the covered rear patio. The owner's bath features whimsical patterned floor tile and floor-to-ceiling tile in the combined shower & soaking tub. The oversized walk-in closet is connected to the bathroom with a graceful nook & built-in cabinet. Upstairs, the secondary bedrooms have cathedral ceilings. The front bedroom



has an en suite bath with wall nooks for linen storage. A hall bath serves the other bedroom & bonus room. The bonus room offers a flex space ideal for an office or workout area. The private rear yard is fully fenced and has a gas fire pit to enjoy the much-anticipated cool fall weather thatâ€™s now upon us. The fully enclosed garage includes enough space for your gear. The home is pre-wired with fiber internet, WiFi door camera, & WiFi-enabled smart lock. \*The staging furnishings shown are included; please contact agent for details.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	6036665
List Price	\$1,395,000
Sale Price	\$1,385,000
Sale Date	January 3rd, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,063
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1913 Canterbury Street 1
Subdivision	DRIVING PARK ADDN
City	Austin
County	Travis
State	TX
Zip Code	78702

## Amenities

Utilities	Above Ground Utilities, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Garage Faces Front, Garage, Inside Entrance, Private
# of Garages	1
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Refrigerator, Disposal, Gas Range, Microwave, Range, Range Hood, Tankless Water Heater
Heating	Central, Heat Pump
Cooling	Central Air, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Factory Built, Gas, Living Room, Sealed Combustion
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters, Fire Pit
Lot Description	Drip Irrigation/Bubblers, Front Yard, Interior Lot, Level, Xeriscape
Windows	Double Pane Windows, Low Emissivity Windows, Vinyl
Roof	Membrane, Metal, Mixed
Construction	HardiPlank Type, Spray Foam Insulation
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Sanchez
Middle	Martin
High	Eastside Memorial