

# \$1,295,000 - 2011 Tillotson Avenue, Austin

MLS® #6247328

---

## \$1,295,000

4 Bedroom, 3.00 Bathroom, 2,227 sqft  
Residential on 0.12 Acres

College Heights Add, Austin, TX

This stunning new construction with a midcentury flair is located 5 min from downtown yet tucked into a wonderfully quiet neighborhood. The zero-scaped front yard with steel planter beds, concrete steps & generous gable roof overhang blends seamlessly with the magic of East Austin and is certainly not your typical new build. The open-plan living offers a spacious ambiance & features European white oak wood floors throughout. Large windows & numerous sliding-glass doors allow light to enter rooms from multiple angles and blends interior and exterior spaces.

Entertaining is a breeze thanks to the striking designer kitchen with gas stove, sleek microwave vent hood, custom cabinets, enormous granite island, quartz counters & multi-dimensional wave tile backsplash. The living & dining areas surround a courtyard that provides a flexible extension of living space ideal for entertaining & stargazing right in the middle of the music capital. 1st floor Primary bedroom with sliders on 2 opposing walls offers entry to the courtyard &/or the backyard. The luxurious primary bathroom brings the spa vacation home with a roman bath featuring a standalone soaker tub & shower encased in glass and surrounded by sophisticated tile. Sumptuously chic wallpaper adds drama to this tasteful bathroom. The powder room with pecan custom vanity & floating shelf & super groovy wallpaper will have your guests talking. Walk upstairs to large windows, angled ceilings, tons of natural light, custom hairpin



railing, 3 beds & another living area. The upstairs bath with porcelain penny tile floor, midcentury graphic tile surround & glass enclosed large shower is striking. The large 2-car garage w/alley entrance is a rarity so close to downtown. The house has so many extra details that add pizzazz that you just must see it. This home is full of personality!

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	6247328
List Price	\$1,295,000
Sale Price	\$1,250,000
Sale Date	December 31st, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,227
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2011 Tillotson Avenue
Subdivision	College Heights Add
City	Austin
County	Travis
State	TX
Zip Code	78702

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

Features	See Remarks
Parking	Detached
# of Garages	2
View	Water
Waterfront	None

### **Interior**

Interior	Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Native Plants, Private, See Remarks, Xeriscape
Windows	Aluminum Frames, Double Pane Windows
Roof	Shingle
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Memorial