

# \$1,349,900 - 1301 Deloney Street, Austin

MLS® #6255201

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## \$1,349,900

4 Bedroom, 4.00 Bathroom, 2,678 sqft  
Residential on 0.16 Acres

Chernosky 09, Austin, TX

\*\$10K Closing Cost Credit Offered\* Welcome to 1301 Deloney St., a newly built home designed by renowned Davey McEathron Architecture & meticulously built by Juneberry Homes, offering stunning Downtown skyline views! The exterior is a blend of modern stucco, natural wood & earthy breezeway blocks setting the tone for a warm welcome. Step through the glass paneled front door into an open floor plan that seamlessly connects the various living spaces including a bedroom conveniently located on the main floor, making it ideal for guests or a home office. The open & airy design of the living area flows into the kitchen & dining space, providing the perfect backdrop for entertaining & everyday living. The high-end kitchen features Taj Mahal stone countertops, custom cabinetry, sleek black fixtures, & a high end Thermador appliance package, fridge included. On the 2nd floor are 3 bedrooms, including the spacious primary bedroom with an en suite bathroom, a luxurious retreat with dual vanities & oversized countertop, ample cabinetry, & a stunning walk-in shower with large soaking tub. A rare find on the east side, the expansive walk-in closet offers tons of storage & direct access to the 2nd-floor laundry room for added convenience. The 3rd floor features a bonus flex space and deck with sweeping Downtown views, a versatile option for an office, gym, den, or playroom. The backyard is xeriscaped and the large backyard deck is perfect for entertaining guests, extending the living area



into the beautiful outdoors. Other features include a terra-cotta built-in bench in the living room, hand crafted metal screening, 1 car garage with an EV charger, gutters, & full irrigation. Ideal location walking distance to Palomino's Coffee, Birdie's, Givens Park and just mins to Downtown, ABIA & all of East Austin's offerings. \*Builder is experienced and offers 1-2-10 Insurance backed Builder Warranty. Home owner references available upon request\*

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	6255201
List Price	\$1,349,900
Sale Price	\$1,335,000
Sale Date	February 15th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,678
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1301 Deloney Street
Subdivision	Chernosky 09
City	Austin
County	Travis
State	TX
Zip Code	78721

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached, Driveway, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Inside Entrance
# of Garages	1
View	City Lights, City
Waterfront	None

### **Interior**

Interior	Stone, Tile, Wood
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Native Plants, Sprinkler - Rain Sensor, Sprinklers Automatic, Views, Xeriscape
Windows	Double Pane Windows
Roof	Membrane
Construction	Spray Foam Insulation, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Sims
Middle	Garcia
High	Eastside Early College