

\$1,189,000 - 3706 Grooms Street, Austin

MLS® #6314824

\$1,189,000

3 Bedroom, 2.00 Bathroom, 1,713 sqft
Residential on 0.15 Acres

Ward Add, Austin, TX

An original Austin survivor. Tucked away on a quiet street, 3706 Grooms St has been a key part of the North University community for over 120 years. Hand built by true craftsmen and meticulously rebuilt to fit into one of Austin's finest neighborhoods. From the exterior the home looks as it did when built in 1900, but inside has been completely reimagined with modern and understated touches. All of the home's systems have been replaced to current standards; electrical, plumbing, HVAC, roof, insulation, windows and appliances. Very modern touches like a huge bathroom with dual showers and a soaking tub, grain matched cabinets combined with real oak flooring and original interior window trim. Waterfall siding, shiplap interior walls and longleaf pine framing comprise the structure of the home and are generally original to the build. Modern touches and timeless style together to create a handsome and dignified home in one of Austin's most desirable established neighborhoods. Close to the University, great public and private schools, hospitals, downtown, shopping, nightlife and transportation. A thoroughly modern home encased in a charming neighborhood. This home sits on lot shared with 3705 Griffith St. The second, smaller yet equally charming home is for sale as well. Unlike most Austin condo regime homes, both homes are very private and even face different streets with no shared parking or driveways. This home must be seen to appreciate the thoughtful design



and finishes.

Built in 1900

Essential Information

ListingFeed	abor_vow
MLS® #	6314824
List Price	\$1,189,000
Sale Price	\$1,090,000
Sale Date	December 19th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,713
Acres	0.15
Year Built	1900
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	3706 Grooms Street
Subdivision	Ward Add
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park
Parking	Attached Carport, Off Street, See Remarks
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Wood
Appliances	Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Disposal,

	Gas Range, Range Hood, Tankless Water Heater
Heating	Central, Forced Air
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Moderate Trees, Open Lot
Windows	Double Pane Windows, Screens
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum