

# \$1,749,900 - 1611 S 6th Street, Austin

MLS® #6423690

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## \$1,749,900

3 Bedroom, 3.00 Bathroom, 2,426 sqft  
Residential on 0.19 Acres

West Bouldin Creek Add, Austin, TX

This unique urban oasis in desirable Bouldin Creek is a rare find! Perfectly situated on a double lot, this home boasts a private swimming pool and xeriscaped grounds surrounded by a stone wall with an electric gate. Within the stone enclosed grounds, there is a carport that features Tesla electric charging and space to park additional vehicles. The 78704 zip code is booming with upscale remodeling and new construction projects making this property an unbeatable opportunity. Enjoy all the area has to offer with walkability to SOLA dining, shops, parks and trails. The front courtyard & sun deck features southeast exposure and tall trees for cool, shady conditions. There are multiple areas to situate outdoor seating or create a cozy fire pit area. The backyard featuring a covered back patio and swimming pool has a northwest exposure that maximizes the breeze. This home offers complete seclusion from neighbors and passersby, a coveted feature in this urban area. Next to the carport there is a conditioned storage structure which is the perfect place to house your bicycles, scooters and outdoor equipment. This home is highly energy efficient with solar panels installed in 2015, as well as a separate solar system to heat the pool. Step inside to an open & airy great room with a mid-century feel, concrete floors and partial walls that define separate areas yet allow the space to maintain an open feel. The 15 foot long kitchen island is the focal point of the room and showcases the



designer kitchen with contemporary cabinetry. The kitchen has clean lines, flat surfaces with Viking appliances and a custom panel refrigerator. The downstairs Master Suite is complete with His & Her closets, jacuzzi tub and stone walled shower. A wood staircase leads to 2 guest rooms, one has painted mural walls by a local artist. A custom office/study nook with a built in desk, credenza, shelving and file cabinet storage. Don't miss this one of a kind opportunity!

Built in 2007

### Essential Information

ListingFeed	abor_vow
MLS® #	6423690
List Price	\$1,749,900
Sale Price	\$1,650,000
Sale Date	July 24th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,426
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1611 S 6th Street
Subdivision	West Bouldin Creek Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	None
Parking	Additional Parking, Attached, Driveway, Enclosed, Kitchen Level, Off Street, Storage, Electric Vehicle Charging Station(s), Carport, Electric Gate, Lighted, Private
View	Neighborhood, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Concrete, Wood
Appliances	Built-In Refrigerator, Double Oven, Dishwasher, Gas Cooktop, Disposal, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Great Room, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Garden, No Exterior Steps, Private Yard, Uncovered Courtyard, Covered Courtyard, Lighting, Private Entrance
Lot Description	Back Yard, Front Yard, Garden, Level, Native Plants, Many Trees, Trees Medium Size, Xeriscape
Windows	Blinds, Window Coverings
Roof	Metal
Construction	Frame, Masonry, Stone, Stucco, Metal Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis