

\$2,225,000 - 4507 Merle Drive, Austin

MLS® #6477592

\$2,225,000

4 Bedroom, 5.00 Bathroom, 3,710 sqft
Residential on 0.27 Acres

FORD PLACE 1, Austin, TX

Urban Estate Minutes from Downtown

One of a kind urban estate in an ultra-convenient, popular pocket of 78745. This 0.27-acre property offers the opportunity to live in the middle of everything that makes Austin exciting, while also enjoying a secluded, park-like atmosphere under the trees. Set in a friendly, established neighborhood of South Austin, you will enjoy strolling the shady streets and getting to know your neighbors. Weekend mornings you might walk over to El Chilito for migas or meet your BFF at RADIO for coffee then play pickle ball or tennis at Joslin Neighborhood Park. More restaurants and shopping on South First, South Lamar and South Congress are just five minutes away. When you're ready for a farther flung adventure, you'll be at the airport in just 11 minutes.

Grand Home with Neighborhood Charm

Boutique builder Jack Boothe Construction is known for its thoughtful, unique designs and exceptional quality is offering this spacious home configured to celebrate the property's beautiful oak trees wrapping around two lush courtyards. This design creates a home that feels both scaled to the neighborhood yet impressive and grand. A fantastic entry gallery welcomes guests with a glimpse of the front courtyard and offers a dramatic place to hang an art collection. The gallery delivers you into a light-drenched great



room with windows in every direction filling the space with dappled sun and access to outdoor living both front and back. The inner courtyard, accessible from the main living area, creates a shady place to grill and serve the perfect alfresco dinner. In addition to the two cozy green spaces there is a large, landscaped back yard with plenty of room for entertaining and playscapes; it is already permitted for pool if you should desire one. OH, and your friends will covet your oversized two car garage.

Built in 2023

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 6477592 |
| List Price | \$2,225,000 |
| Sale Price | \$1,825,000 |
| Sale Date | June 12th, 2023 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,710 |
| Acres | 0.27 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|------------------|
| Address | 4507 Merle Drive |
| Subdivision | FORD PLACE 1 |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78745 |

Amenities

| | |
|--------------|---|
| Utilities | Cable Available, Electricity Available, Natural Gas Connected, High Speed Internet Available, Underground Utilities, Water Available, Sewer Available |
| Features | Trails/Paths, See Remarks |
| Parking | Garage, Electric Vehicle Charging Station(s) |
| # of Garages | 2 |
| View | Neighborhood |
| Waterfront | None |

Interior

| | |
|--------------|---|
| Interior | Tile, Wood |
| Appliances | Dishwasher, Built-In Gas Oven, Built-In Gas Range, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator |
| Heating | Central |
| Cooling | Central Air |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Uncovered Courtyard |
| Lot Description | Level, Trees Large Size, Many Trees, Sprinklers Manual |
| Windows | See Remarks |
| Roof | Shingle |
| Construction | HardiPlank Type, Spray Foam Insulation |
| Foundation | Slab |

School Information

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|------------|------------|
| District | Austin ISD |
| Elementary | Joslin |
| Middle | Covington |
| High | Crockett |