

# \$1,149,500 - 2505 Moreno Street, Austin

MLS® #6576933

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## \$1,149,500

4 Bedroom, 3.00 Bathroom, 2,237 sqft  
Residential on 0.08 Acres

Mueller Sec Vii-C Sub Amd, Austin, TX

This 4 bed/3 bath Mueller yard home overlooks a garden court and boasts an amazing open living area and large yard. The gourmet kitchen features quartz countertops, an oversized 11 foot island, white cabinets, built in oven, chimney style vent hood and stainless-steel appliances. The kitchen opens to the large dining area and living room with windows that fill the space with natural light, surround sound and wood-look tile throughout the first floor. This versatile floor plan includes a full bath downstairs with walk-in shower and a room that's perfect for a guest suite or office. The primary suite is located upstairs with an office nook and luxurious ensuite bathroom with a jacuzzi soaking tub, frameless glass shower and rain shower head. The private yard is right off the main living areas with a paver patio, sail shades, gas stub for a grill and custom steel trellises that make this space perfect for entertaining. Centrally located at Mueller, 2505 Moreno is half a block to John Gaines Park with a pool, play area, and community garden and is walking distance to the Southeast Greenway's orchard and pond, Morris Williams Golf Course, HEB and Aldrich Street street district including Alamo Draffthouse, Thinkery and much more!



Built in 2016

## Essential Information

ListingFeed

abor\_vow

MLS® #	6576933
List Price	\$1,149,500
Sale Price	\$1,155,000
Sale Date	August 8th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,237
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2505 Moreno Street
Subdivision	Mueller Sec Vii-C Sub Amd
City	Austin
County	Travis
State	TX
Zip Code	78723

### **Amenities**

Utilities	Cable Available, High Speed Internet Available, Phone Available, Underground Utilities, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Dog Park, Playground, Park, Pool, Trails/Paths, Curbs, Internet Access, Pet Amenities, Sidewalks, Street Lights
Parking	Attached, Garage, Door-Single, Garage Faces Rear, Off Street
# of Garages	2
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Oven, Gas Cooktop, Microwave, Stainless Steel Appliance(s), Built-In Electric Oven, Cooktop, Electric Oven, Exhaust Fan, Oven, Plumbed For Ice Maker, Tankless Water Heater, Vented Exhaust Fan
Heating	Central

Cooling Central Air, Zoned

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Private Yard, Rain Gutters, Uncovered Courtyard

Lot Description Back Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Small Size, Alley, Front Yard, Landscaped, Sprinklers In Ground

Windows Double Pane Windows, Low Emissivity Windows, Vinyl

Roof Asphalt, Shingle

Construction HardiPlank Type

Foundation Slab

### **School Information**

District Austin ISD

Elementary Blanton

Middle Lamar (Austin ISD)

High Northeast Early College