

# \$1,250,000 - 2109 Eva Street, Austin

MLS® #6583247

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## \$1,250,000

3 Bedroom, 2.00 Bathroom, 1,610 sqft  
Residential on 0.15 Acres

Richardsons Sub, Austin, TX

An impeccably restored and gorgeous 1925 Craftsman bungalow in the Bouldin neighborhood between Austin's iconic South Congress (SOCO) and South First. Walking distance to numerous restaurants, coffee shops, Stacy Pool, and new HEB grocery store. Restored in 2016 with added primary bath, walk in closet, large kitchen, and large screened-in back porch, all to match original style of the house. The restoration included refinished original hard wood floors, restored original window and door trim, restored original shiplap wood walls, high ceilings, restored original windows upgraded for energy efficiency, light fixtures from the 1920s, antique stained-glass windows, foam insulation in walls, roof and under floors, antique glass door knobs, cedar closets, gutters with Gutterglove Pro, A/C with humidity control, on-demand tankless gas water heater, window screens made of mahogany wood with bronze screen, built-in kitchen bench with storage, and Murphy bed in guest room. Electrical updated and plumbing updated with pex piping. New roof over the original house installed December 2022.



Built in 1925

## Essential Information

ListingFeed	abor_vow
MLS® #	6583247

List Price	\$1,250,000
Sale Price	\$1,200,000
Sale Date	April 5th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	0.15
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2109 Eva Street
Subdivision	Richardsons Sub
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	See Remarks
Features	See Remarks
Parking	Driveway, Open, Outside
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Masonry
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	See Remarks
Windows	See Remarks
Roof	Composition
Construction	Wood Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis