

# \$1,399,000 - 1804 Frazier Avenue, Austin

MLS® #6620778

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## \$1,399,000

4 Bedroom, 4.00 Bathroom, 2,237 sqft  
Residential on 0.15 Acres

Frazier Add, Austin, TX

Tax value has been reduced almost \$550k to \$1.6m! Stunning home in 78704 with an open floor plan, high-end construction, and upgrades everywhere. Every room is flooded with natural light. This 4 bed/3.5 bath is better than new with recent improvements including new fixtures, new microwave, whole house paint, new garage door, polished concrete floors, landscaping, Toto washlet toilets, heated towel rack, custom window shades with remotes, Ring doorbell, and more. The chef's kitchen features a commercial grade Bertazzoni gas range, Bosch dishwasher, oversized walk-in pantry with barn door, and a huge island/breakfast bar. The primary bed is on the first floor with 3 additional beds and loft area upstairs. The home is wired for data, wired for security, has Nest thermostat, tons of storage, a large fully fenced back yard, and a 2 car garage. Washer, Dryer, and Refrigerator convey. The house was pre-inspected and all issues remedied. Plenty of room for a pool.



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	6620778
List Price	\$1,399,000
Sale Price	\$1,310,000
Sale Date	September 14th, 2023
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,237
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1804 Frazier Avenue
Subdivision	Frazier Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected
Features	None
Parking	Attached, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Concrete, Tile, Wood
Appliances	Dryer, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Glass Doors, Gas Log
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	No Exterior Steps, Private Yard
Lot Description	Back Yard, Sprinklers Automatic
Windows	Blinds, Vinyl
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin