

# \$1,275,000 - 2304 Arpdale Street, Austin

MLS® #6623375

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## \$1,275,000

4 Bedroom, 4.00 Bathroom, 2,332 sqft  
Residential on 0.18 Acres

Rabb View Estates Sec 01, Austin, TX

Click the Virtual Tour link to view the 3D walkthrough. Amazing, established Barton Hills neighborhood that is the perfect blend of nature and urban life. Surrounded by parks and walking trails and just a 7 minute drive to Zilker Park and 12 minutes to downtown, you can't beat this location. Step into a bright and airy atmosphere with oversized windows that allow an abundance of natural light to pour in. 2 separate units or remodel into large family home. Both sides A & B have Spacious family room featuring floor-to-ceiling fireplace and flows right into the kitchen and dining space. Primary bedroom is perched on the second floor along with a full bath and guest bedroom. A decorator's dream makeover!



Built in 1972

## Essential Information

ListingFeed	abor_vow
MLS® #	6623375
List Price	\$1,275,000
Sale Price	\$1,570,000
Sale Date	April 5th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,332
Acres	0.18

Year Built	1972
Type	Residential
Sub-Type	Other
Status	Closed

### **Community Information**

Address	2304 Arpdale Street
Subdivision	Rabb View Estates Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Phone Available, Water Connected
Features	Curbs, Park, Street Lights, Trails/Paths
Parking	Covered, Detached Carport, Driveway
View	Neighborhood, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Concrete, Tile
Appliances	Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Disposal, Plumbed For Ice Maker, Refrigerator, Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, See Remarks
Lot Description	Front Yard, Backs to Greenbelt/Park, Landscaped, Private, Split Possible, Sloped Up, Trees Medium Size
Windows	Aluminum Frames, Double Pane Windows, Drapes, See Remarks, Wood Frames

Roof	Composition, Shingle
Construction	Block, Frame, Vinyl Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin