

\$1,500,000 - 1305 W 40th Street, Austin

MLS® #6676164

\$1,500,000

5 Bedroom, 4.00 Bathroom, 2,745 sqft
Residential on 0.17 Acres

Shoalcrest Oaks, Austin, TX

Do not miss this "Mid-Century meets Craftsman" beauty in walkable Rosedale! 2397 sqft in the main house (4 beds, 3 full baths + dedicated office) and a modern 348 sqft fully-permitted guesthouse (1 bed, 1 bath + kitchenette) that was completely renovated in 2022. This light-filled home exudes warmth and character in every room with oak wood floors and intricate trim and moldings.

Architectural details such as high ceilings and large windows in the kitchen and dining room make a statement. This home has been tastefully remodeled and expanded over the years while keeping some of the original 1947 details. High-end paint, light fixtures, hardware, and custom window coverings make the interiors inviting. Brand new walk-in shower and Thermador gas cooktop. Custom cabinets in the kitchen, office, and upstairs landing provide incredible storage (in addition to a large storage room on the 2nd floor). A completely reimagined exterior with custom Benjamin Moore paint and low-maintenance landscaping, including ~2000 sqft of Smartturf, in the shaded backyard with mature oak trees offers year-round outdoor entertaining options. Other features include a metal roof, level-2 EV charger, Solar, Nest cameras, Ecobee thermostats, 1st floor primary suite, 1st floor guest room with Murphy bed, and more. 2 blocks to Ramsey Park. 5-minute walk to Central Market, easy walkability to Shoal Creek hike/bike trail, and all the fantastic restaurants, coffee shops, and pubs in the



neighborhood. This is a very unique property in Central Austin!

Built in 1947

Essential Information

ListingFeed	abor_vow
MLS® #	6676164
List Price	\$1,500,000
Sale Price	\$1,446,250
Sale Date	October 27th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,745
Acres	0.17
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1305 W 40th Street
Subdivision	Shoalcrest Oaks
City	Austin
County	Travis
State	TX
Zip Code	78756

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park, Trails/Paths
Parking	Driveway, Off Street, Tandem, Electric Vehicle Charging Station(s)
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Gas Water Heater, Microwave, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Moderate Trees, Trees Medium Size, Xeriscape
Windows	Window Coverings, Wood Frames, Window Treatments
Roof	Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin