

# \$1,600,000 - 4707 Avenue G, Austin

MLS® #6765164

---

## \$1,600,000

4 Bedroom, 4.00 Bathroom, 2,991 sqft  
Residential on 0.15 Acres

Highlands, Austin, TX

Nestled in the heart of Austin's cherished Hyde Park neighborhood, Avenue G epitomizes the quintessential Craftsman home. This remarkable property not only features a main house but also includes a detached 2-car garage with alley entry and a studio above. Avenue G stands out as a true gem in any centrally located home search. The 2,529 sq. foot main house at Avenue G showcases 3 bedrooms and 2 and a half baths, with the primary bedroom conveniently situated on the main floor. The kitchen, positioned towards the rear of the first floor, seamlessly connects to both the living room and breakfast nook, offering easy access to the fully screened back porch. This layout effortlessly caters to social gatherings while retaining a cozy ambiance ideal for moments of tranquil relaxation. Upstairs you'll find a spacious loft that's great for any number of activities from movie watching to working out. Step outside to discover a lush, low-maintenance and fully fenced yard, inviting you to sit on the porch and engage in friendly exchanges with passing neighbors. Full-yard, in-group sprinklers mean you can easily keep the yard green year-round. And out back you'll find features like an adorable tiny climbing wall and steps leading up to the garage studio. This 462 sq. foot 1 bedroom, 1 bath studio exudes charm and convenience, featuring an expansive closet to accommodate all your storage needs. Concerned about soaring energy bills during Texas summers? Fear not,



for Avenue G boasts a standing seam metal roof and solar panels (installed in 2021), alongside an updated HVAC unit from 2019 and added blown insulation from the same year. As a result, energy bills in 2023 averaged less than \$75 per month, with the 2022 average dipping below an impressive \$28 per month. Surrounded by an abundance of dining options, coffee shops, and diverse shopping opportunities, Hyde Park undeniably stands as one of Austin's best locations. Seize the opportunity to make this stunning home yours today!

Built in 2007

### Essential Information

ListingFeed	abor_vow
MLS® #	6765164
List Price	\$1,600,000
Sale Price	\$1,637,000
Sale Date	March 28th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,991
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4707 Avenue G
Subdivision	Highlands
City	Austin
County	Travis
State	TX
Zip Code	78751

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected
Features	Dog Park, Golf, Playground, Park, Pool, Tennis Court(s), Curbs
Parking	Detached, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Alley, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers In Ground, Trees Large Size, Trees Medium Size
Windows	Solar Screens, Window Treatments
Roof	Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier, Slab

## School Information

District	Austin ISD
Elementary	Ridgetop
Middle	Lamar (Austin ISD)
High	McCallum