

# \$1,099,000 - 311 W 55th Street, Austin

MLS® #6832615

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## \$1,099,000

4 Bedroom, 3.00 Bathroom, 2,290 sqft  
Residential on 0.12 Acres

Northfield Annex 02, Austin, TX

Sophisticated luxury home in the coveted North Loop neighborhood, just a few blocks walk to popular eateries and boutique shops. Amazing Central Austin location just minutes from UT, Downtown Austin, The Domain, and more. This well-established and timelessly desirable community features towering mature shade trees, a mix of colorful eccentric homes, and sleek modern newer builds. This stylish contemporary farmhouse home features stunning architectural design and gorgeous curb appeal with a historic pecan-producing tree centered in the front yard. The well-designed interior provides a luminous open floor plan for the chef-inspired designer kitchen, living room, and dining area. Featuring polished concrete flooring, varying height ceilings, recessed lighting, and stylish modern fixtures. The living room exceeds expectations with a cedar tongue and groove vaulted ceiling, Andersen sliders, and built-in wall features to allow for plug and play TV & entertainment. The home chef will love preparing meals in the bright and open kitchen featuring sleek quartz countertops, high-end stainless appliances, and gorgeous custom cabinetry. Enjoy a secluded main floor owner's suite with a walk-in closet and a spa-like luxury ensuite bathroom. Sustainable hardwood floors run throughout the second floor, where you will find a bonus flex space, a laundry closet, three secondary bedrooms, and a spacious Jack and Jill bathroom. Enjoy relaxing and entertaining under the shade of



the cathedral, cedar wrapped ceiling on both the front & back porches. The perfectly sized, fenced-in backyard offers a lush green lawn and plenty of space for your ideal customization. Green-built, E-star certified & robust/expandable home automation. No HOA! Enjoy strolls through the colorful neighborhood and stop off for a coffee, cocktail, slice of pizza, fine dining, and more along North Loop's eccentric retail & entertainment district. Don't miss out on this contemporary dazzler. Schedule a showing today!

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	6832615
List Price	\$1,099,000
Sale Price	\$1,060,000
Sale Date	August 23rd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,290
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	311 W 55th Street
Subdivision	Northfield Annex 02
City	Austin
County	Travis
State	TX
Zip Code	78751

## **Amenities**

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Available
Features	Curbs, Sidewalks
Parking	Attached, Driveway, Garage Faces Front, Garage, Off Street
# of Garages	1
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

## **Interior**

Interior	Concrete, Tile, Wood
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Gas Range, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Trees Large Size, Trees Medium Size
Windows	ENERGY STAR Qualified Windows, Screens, Window Treatments
Roof	Metal
Construction	Frame, HardiPlank Type
Foundation	Slab

## **School Information**

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