

# \$1,549,900 - 4310 Marathon Boulevard, Austin

MLS® #6960727

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**\$1,549,900**

4 Bedroom, 3.00 Bathroom, 2,635 sqft  
Residential on 0.15 Acres

Alta Vista, Austin, TX

Quintessential Rosedale Craftsman Charmer Zoned to Desirable Bryker Woods Elementary with Remodeled European Kitchen & Ultimate Outdoor Living Space- Heated Texas Tiny Pool w/Retractable Deck, Covered Patio, Permeable Pet Safe Synthetic Grass. Prime Rosedale Location- Walk to Uchiko, Central Market, Ramsey Park & more! \*\*On Same Power Grid as Hospital- Owners have not lost power\*\* Main Level- Primary Bedroom w/En-suite Bathroom, Guest Bedroom/Guest Bathroom, Living Room w/Gas Log Fireplace, Dining Room, Remodeled European Kitchen, Breakfast Room, Laundry Room Second Level- 2 Bedrooms, Full Bathroom, Game Room Backyard-Texas Tiny Pool 9 x 16 Pool with Retractable Deck - Heated June 2021- <https://www.tinypools.com/>, Fully Permeable Pet Safe Synthetic Grass- June 2021 High-End European Kitchen Remodel in November 2021-Leicht European Cabinetry- <https://leicht.com/en/>, Subzero 48" Side By Side Refrigerator / Freezer with Dispenser, Subzero 18" 59 Bottle Paneled Designer Wine Refrigerator, Wolf 36" Transitional Gas Cooktop, Wolf M Series Transitional Speed Oven, Wolf M Series Transitional Full Oven, Wolf 36" Cooktop Hood, Miele Fully Paneled Smart Dishwasher, Delta Touch Faucet & Automatic Soap Dispenser, Krause 45" Stainless Steel Workstation Sink Updates-30 Year Class 3 Impact Rated Shingle Roof- July 2021, Metal Gutter Guards- July 2021, Navien 199000 BTU Tankless



Water Heater- Dec 2021, American Standard 5  
Ton Two Stage Condenser- July 2022,  
American Standard ECM Motor Furnace- July  
2022 Additional Features- 2 Car Garage,  
Hardwood Flooring, Covered Porch Entry,  
Plantation Shutters, Gas Fireplace, Tall  
Ceilings, Crown Molding, Recessed Lighting,  
Wainscoting- Dining Room Primary Bath-  
Separate Vanities, Soaking Tub, Separate  
Shower, Large Walk-in Closet, Granite  
Counters, Washer & Dryer Convey. \*Buyer to  
independently verify all info including but not  
limited to square footage, taxes, schools, lot  
size, restrictions, etc.

Built in 2009

### Essential Information

ListingFeed	abor_vow
MLS® #	6960727
List Price	\$1,549,900
Sale Price	\$1,480,000
Sale Date	March 25th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,635
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4310 Marathon Boulevard
Subdivision	Alta Vista
City	Austin
County	Travis
State	TX
Zip Code	78756

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Internet Access, Playground, Park, Pool, Restaurant, Sport Court(s), Shopping
Parking	Detached, Garage, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Dryer, Dishwasher, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s), Wine Refrigerator, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	None
Lot Description	Alley, Back Yard, Front Yard, Interior Lot, Near Public Transit, Sprinklers Automatic
Windows	Plantation Shutters
Roof	Shingle
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin