

\$2,200,000 - 817 W Gibson Street, Austin

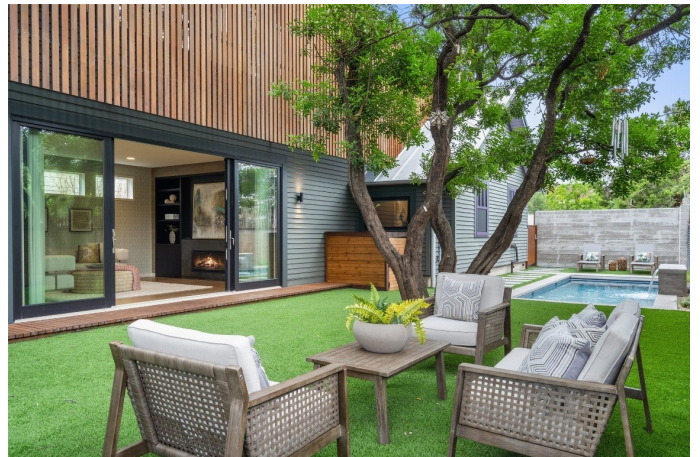
MLS® #6993329

\$2,200,000

4 Bedroom, 3.00 Bathroom, 2,443 sqft
Residential on 0.13 Acres

South Heights, Austin, TX

Thoughtful and understated, this classic Bouldin bungalow is nestled right in the heart of 78704. Originally built in 1935, the property was meticulously renovated from the ground up by renowned local architect Stuart Sampley. Modern and cool, while intentionally honoring the traditional architecture of the neighborhood, this house is a living representation of the unique spirit of Bouldin. The layout is intuitive and practical for working from home with the primary suite on the main floor with an adjacent office and laundry room. The kitchen, dining, and living rooms are sophisticated and appear to be minimalist, but are loaded with decadent surprises such as a moody powder bath hidden behind a flush panel door, a newly installed gas fireplace, and high end sound and lighting system. All additional bedrooms are upstairs along a windowed corridor, concealed from street view behind Brazilian hardwood privacy screen. Detached air conditioned office + workshop back to the alley. Designed for entertainment, a wall of sliding glass off of the living room invites you outside to take a dip in the pool or enjoy a meal under the misters. Not a detail was overlooked, from the designer finishes, to the field-finished European white oak floors, HAIKU® Fans, Marvin doors + windows, durable Dekton kitchen counters, Thermador refrigerator, Kitchen-Aid and Bosch stainless steel appliances, Axor/Hansgrohe, Kohler + Duravit fixtures, Brizo bathroom fixtures, Zellige and Fireclay tile, Cedar & Moss light



fixtures, UltraAire whole house dehumidifier, Rinnai tankless water heater, heated pool, EV charging station connection, newly renovated primary bath with dual vanities, two custom walk-in closets, and more! Minutes to Downtown, South Congress, Butler Hike and Bike Trail, Lady Bird Lake, Fresa's, Picnik, Elizabeth Street Cafe, Mattie's, El Alma, Maaribu, Polvo's, Odd Duck, Ramen Tatsu-ya, Uchi, and fewer than 15 minutes to the airport.

Built in 1935

Essential Information

ListingFeed	abor_vow
MLS® #	6993329
List Price	\$2,200,000
Sale Price	\$2,220,000
Sale Date	June 23rd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,443
Acres	0.13
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	817 W Gibson Street
Subdivision	South Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Available
Features	Fishing, Playground, Park, Pool, Trails/Paths, Pet Amenities
Parking	Off Street, See Remarks, Alley Access, Electric Vehicle Charging Station(s), Private
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Free-Standing Gas Oven, Free-Standing Gas Range, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dog Run, Private Yard, Uncovered Courtyard
Lot Description	Alley, Corner Lot, Landscaped, Many Trees, Sprinklers Automatic, Native Plants, Xeriscape
Windows	ENERGY STAR Qualified Windows
Roof	Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier, Slab, Combination

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis