

\$1,599,900 - 3201 Holton Street, Austin

MLS® #7057823

\$1,599,900

4 Bedroom, 5.00 Bathroom, 2,794 sqft
Residential on 0.17 Acres

Holton Tillery Acres Sub, Austin, TX

Welcome to this one of a kind single family residence in the heart of East Austin. This iconic Stucco and Hardi-plank design is nestled behind stunning custom wood fencing and a welcoming but secured gate. Cobalt Companies has succeeded in masterfully ensuring the best use of this large and usable corner lot providing privacy, usability and a meticulously landscaped space that includes a worry free irrigation system. No detail has been overlooked in the pursuit of perfection to this stunning home. With a spacious layout encompassing four bedrooms and an expansive bonus area upstairs, this residence offers abundant space for families or a work from home lifestyle . Enjoy the beautiful wide plank European white oak flooring throughout. Each bedroom is accompanied by its own attached bathroom, promising comfort and convenience. Custom cabinets by Lavish Designs offer a personality unmatched by many new construction homes. From the meticulously curated finishes to the thoughtfully designed layout, this residence has been carefully crafted to offer a lifestyle of unparalleled sophistication. The primary suite is conveniently located on the ground floor, with a floor to ceiling sliding door to a private patio looking out to the lush landscape of the rear yard. The rare detached two car garage provides convenient parking, EV 220 charging and storage solutions, while an apartment above offers 418 square feet of additional living space for guests or as a potential



income-generating opportunity. Experience the height of luxury living in this magnificent new construction home. With its prime location, lavish amenities, and impeccable attention to detail, this residence redefines the meaning of modern elegance. The property comes with the possibility of adding a pool to create your dream oasis. Spend your leisurely mornings walking across the street to the hippest coffee shop in East Austin, Flitch Coffee. The home includes an insurance backed 1,2,10 warranty by StrucSure.

Built in 2024

Essential Information

ListingFeed	abor_vow
MLS® #	7057823
List Price	\$1,599,900
Sale Price	\$1,495,000
Sale Date	June 21st, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,794
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3201 Holton Street
Subdivision	Holton Tillery Acres Sub
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Trails/Paths
Parking	Door-Single, Driveway, Electric Vehicle Charging Station(s), Garage, Garage Faces Rear
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Landscaped, Level, Sprinkler - Rain Sensor, Sprinklers In Ground, Sprinklers On Side, Trees Small Size
Windows	Insulated Windows, Screens, Vinyl
Roof	See Remarks
Construction	HardiPlank Type, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Brooke
Middle	Martin
High	Eastside Early College