

\$1,249,000 - 306 Terrace Drive A, Austin

MLS® #7062982

\$1,249,000

2 Bedroom, 3.00 Bathroom, 1,596 sqft
Residential on 0.09 Acres

306 Terrace Drive Condo, Austin, TX

LOCATION, LOCATION, LOCATION!! Just two blocks from the heart of South Congress, this home offers it all. This home offers a versatile open floor plan perfect for entertaining indoors, in shady yard or on the rooftop deck with the beautiful Austin skyline views. There are two bedrooms + office, and flex space upstairs. Freshly painted interior and exterior walls with hardwood floors throughout. High ceilings with an abundance of windows offer plenty of natural light. The recently updated kitchen includes: All new Kitchen-Aid stainless steel appliances. Quartz countertops. Breakfast bar. Dry bar with wine fridge included, an Eat-in kitchen and plenty of storage. Both bedrooms are located upstairs. The primary suite offers a private balcony with south-facing views overlooking St. Edwards University. The primary bathroom features include a freestanding soaking tub, dual vanities, quartz countertops, glassed in shower, and walk-in closet. The utility room is conveniently located on the second level and equipped with a brand new set of LG ThinQ stackable washer / dryer. New Trex decking added end of 2021. The home includes an attached single-car garage with a secondary exterior space parallel to it. The home equipped with a Nest thermostat and doorbell system, smart dimmers and is wired for



Google Fiber. The property is listed as a condo, but there is very minimum HOA. All appliances can convey! Don't miss out on your opportunity to own this extraordinary property in the hottest neighborhoods in Austin!

Built in 2011

Essential Information

ListingFeed	abor_vow
MLS® #	7062982
List Price	\$1,249,000
Sale Price	\$1,200,000
Sale Date	May 2nd, 2023
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,596
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	306 Terrace Drive A
Subdivision	306 Terrace Drive Condo
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available, Cable Connected, Fiber Optic Available, Phone Connected
Features	None
Parking	Garage, Carport

# of Garages	1
View	City, Hills, Panoramic
Waterfront	None

Interior

Interior	Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Microwave, Washer, Built-In Gas Range, Built-In Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Water Heater, Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Ceiling, ENERGY STAR Qualified Equipment, See Remarks
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Gas, Gas Starter
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, See Remarks, Garden
Lot Description	Front Yard, Landscaped, Native Plants, Private, See Remarks, Trees Large Size, Views, Xeriscape
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens, Vinyl
Roof	Metal
Construction	Stucco, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis