

\$2,500,000 - 1813 Cresthaven Drive, Austin

MLS® #7099994

\$2,500,000

4 Bedroom, 3.00 Bathroom, 3,131 sqft
Residential on 0.41 Acres

Barton Hills Sec 07, Austin, TX

This multilevel custom Barton Hills home was built with influences by the California Arts & Crafts movement with interior décor inspired by Axel Vervoordt incorporating minimalist organic finishes throughout. Situated in the coveted downtown neighborhood, the property offers an enchanting city escape & a trove of one-of-a-kind details. Nestled at the bottom of a private drive, the treehouse-like residence is enveloped by lush vegetation. From exposed wooden elements to custom touches & extensive glazing that frames views of downtown Austin, the 3,131sf property spans two levels & features cavernous interior spaces that are warm & inviting, with four bedrooms and three baths in total.

A giant limestone fireplace awaits in the living room adjacent to the foyer, with rich walnut flooring. Built-in benches offer plenty of seating for residents & guests. In sync with the wood-clad details, the kitchen is dressed in gorgeous cherry cabinetry with marble countertops that have a lovely patina, the space boasts black slate flooring with professional stainless-steel appliances. A spacious Trek composite deck shaded by towering trees provides an idyllic spot for outdoor eating & entertaining. The primary bedroom offers built-in bookshelves, a seating area, & ensuite bathroom with separate stone walk-in shower, soaking tub, & dual vanities. Enjoy entertaining in the multi-level backyard space with a stunning 8ft deep grotto-like swimming pool & recently resurfaced spa. The



outdoor area features an Ipe wood Japanese-inspired screened-in-porch with zinc walls & custom Italian light fixtures, the patio has stone privacy walls with arched entryways & bespoke wrought iron gates. Recent upgrades include new water heater, furnace, & all HVAC systems.

Can be used as a STR with its ideal location - 5 min to Zilker and less than 10 min to Downtown. Walkable to downtown, trails, and ATX festivals. Enjoy the sights and sounds of Austin but return and recharge home at this zen treehouse!

Built in 1975

Essential Information

ListingFeed	abor_vow
MLS® #	7099994
List Price	\$2,500,000
Sale Price	\$2,250,000
Sale Date	March 15th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,131
Acres	0.41
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1813 Cresthaven Drive
Subdivision	Barton Hills Sec 07
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Above Ground Utilities, Electricity Available, Fiber Optic Available, Natural Gas Available
Features	Curbs, Internet Access
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	Creek, Stream
Has Pool	Yes

Interior

Interior	Stone, Wood, Slate
Appliances	Built-In Oven, Convection Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Log, Bedroom, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Dog Run
Lot Description	Sprinklers In Front, Irregular Lot, Many Trees, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Sloped Down, Sprinklers Partial
Windows	Window Treatments
Roof	Metal
Construction	Stone, Stucco, Cedar
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin