

\$1,350,000 - 1607 Kerr Avenue, Austin

MLS® #7111133

\$1,350,000

2 Bedroom, 2.00 Bathroom, 1,738 sqft
Residential on 0.15 Acres

Barton Heights, Austin, TX

This gem of a house, built in 2009, is 1,738sqft of conditioned space plus a screened porch and attached storage area. Every room in the house is imbued with natural light yet maintains privacy. A large, cantilevered roof at the front of the home creates a dramatic entry and provides a sense of shelter. A 6KW Solar panel system that is fully functional and recently serviced powers the home. The total electricity billing in 2023 was \$331.56! New AC unit installed in December 2022. A metal clad butterfly roof captures rainwater for an automated irrigation system with a 2,250 gallon capacity stored in 3 slim-line 750 gallon tanks on the west side of property. The home is equipped with a whole house water filtration system. As a bonus there is an ample walk-in pantry just off the kitchen. The substantially sized screened in porch is directly off the kitchen and connects the inside space to the nature outside with birdsongs in the morning and a great place to wind down in the evening. The carefully scaled shape of the home along with natural materials complements the neighboring bungalow style homes while simultaneously embracing 21st century priorities. The placement of this home provides easy access (walking and cycling) to an array of good spots in Austin to play, dine and work while being cocooned from the hustle and bustle and still within easy access to main thoroughfares. Kerr street is quiet and is set back from any busy streets and feels very "neighborly". The original design has the



potential to add a second story (with approval from a structural engineer) The architect who designed the house just so happens to live in the neighborhood and will happily assist with design and structural modifications if need be. This home is in the heart of the city, itâ€™ll make you tap your tip-pity toes and it is a wonderful place close to the best Austin has to offer. 1607 is a peaceful retreat and perfect for entertaining friends and family.

Built in 2009

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 7111133 |
| List Price | \$1,350,000 |
| Sale Price | \$1,350,000 |
| Sale Date | March 8th, 2024 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,738 |
| Acres | 0.15 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|------------------|
| Address | 1607 Kerr Avenue |
| Subdivision | Barton Heights |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78704 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Available, Natural Gas Available, Natural Gas Connected |
|-----------|---|

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|------------|---|
| Features | Park, Restaurant, Street Lights, Trails/Paths |
| Parking | Open, Outside, Side By Side |
| View | Neighborhood |
| Waterfront | None |

Interior

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|--------------|---|
| Interior | Bamboo, Cork |
| Appliances | Electric Oven, Gas Water Heater, Water Purifier |
| Heating | Central, Exhaust Fan, Natural Gas |
| Cooling | Central Air, Electric |
| # of Stories | 1 |
| Stories | One |

Exterior

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|-------------------|--|
| Exterior Features | Exterior Steps, Lighting, Permeable Paving, Private Yard, Rain Gutters |
| Lot Description | Back Yard, Front Yard, Interior Lot, Sprinklers Automatic |
| Windows | Window Coverings |
| Roof | Membrane |
| Construction | Cedar, Stucco, Wood Siding |
| Foundation | Pillar/Post/Pier |

School Information

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| District | Austin ISD |
| Elementary | Zilker |
| Middle | O Henry |
| High | Austin |