

\$2,495,000 - 1609 W 12th Street, Austin

MLS® #7189781

\$2,495,000

4 Bedroom, 4.00 Bathroom, 2,875 sqft
Residential on 0.17 Acres

Clarksville, Austin, TX

Warm + modern urban retreat in the heart of coveted Clarksville just steps to W Lynn and many restaurants and shops. Architecture by Hailey Studio / build + interior finishes by Cary Paul Studios - the original 1940 cottage was thoughtfully restored + a modern addition was incorporated. The end result is a 2875 square foot warm modern home w/ many custom details like marble handrails + full slab backsplash, fluted cabinetry, boutique tile + wallpaper, a custom wrap around skylight in the staircase tower, and dreamy kitchen w/ soapstone + marble counters, Bertazzoni range, panel ready appliances + butler's pantry. This home showcases the best of urban living w/ all the amenities needed for modern life and a curated mix of modern + classic design elements.

The exterior has new metal + TPO roof and custom half round gutters, Anderson windows and a steel accordion door. The landscape features custom steel, irrigation, modern xeriscape, composite deck, + new sod. The Interior of the original home was gutted to the studs and was rebuilt with a new interior layout, electrical, plumbing, HVAC, spray foam insulation, and drywall. Engineered hardwood oak flooring + boutique and custom tile are installed throughout, with custom cabinetry and custom built closets. A comfortable primary suite has a large wet room with soaking tub and double shower, double floating vanity, + a large walk in closet. There



is a stackable laundry closet on the bedroom level of the home and a full laundry room with laundry sink on the lower level. The original home is the main entry point and with a flex area, bedroom, full bathroom and a bar area with sink and beverage fridge, it could serve as a guest suite, additional bedroom with second living, or an office space. There is also entry to the home from the alley with a private driveway and carport with a motorized garage door and partially enclosed sides.

The remodel and addition have been fully permitted thru the city of Austin.

Built in 1940

Essential Information

ListingFeed	abor_vow
MLS® #	7189781
List Price	\$2,495,000
Sale Price	\$2,350,000
Sale Date	April 27th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,875
Acres	0.17
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1609 W 12th Street
Subdivision	Clarksville
City	Austin
County	Travis
State	TX

Zip Code 78703

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected
Features None
Parking Attached, Driveway, Garage, Alley Access, Attached Carport, Garage Faces Rear
of Garages 2
Garages Garage Door Opener
View Neighborhood
Waterfront None

Interior

Interior Tile, Wood
Appliances Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Plumbed For Ice Maker, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Bar Fridge, ENERGY STAR Qualified Appliances, Free-Standing Gas Range, Gas Oven, Vented Exhaust Fan, Wine Refrigerator
Heating Central, Exhaust Fan
Cooling Central Air, Ceiling Fan(s), Electric
Fireplaces None
of Stories 2
Stories Two

Exterior

Exterior Features Private Yard, Rain Gutters
Lot Description Alley, Landscaped, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Gentle Sloping
Windows Double Pane Windows, Skylight(s)
Roof Metal, Membrane
Construction HardiPlank Type, Spray Foam Insulation
Foundation Pillar/Post/Pier, Slab, Combination

School Information

District Austin ISD
Elementary Mathews
Middle O Henry
High Austin