

# \$1,295,000 - 94 San Saba Street, Austin

MLS® #7207900

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## \$1,295,000

4 Bedroom, 3.00 Bathroom, 2,717 sqft  
Residential on 0.17 Acres

Riverview Add, Austin, TX

REDUCED & OPEN WEDNESDAY MAR 6  
2:30-4:30 PM!! Truly magnificent reimagined bungalow-turned-stunning-contemporary single family home in one of Austin's HOTTEST neighborhoods! Less than 2 miles east of downtown's Congress Ave & a couple blocks away from Ladybird lake in DT Austin's super sought-after Holly neighborhood. One of a kind jewel, taken down to the studs in 2022 (w/full CoA permits) and fully revamped adding 1700 SQFT to the original 1000 foot bungalow, now offers a captivating living space complete w/soaring ceilings & well-placed windows downstairs & a truly special space to recharge in the upstairs owner's retreat w/separate sitting area & balcony overlooking a huge fenced backyard. Unique touches too numerous to note here include locally sourced upcycled, live-edge hardwoods & artisanal touches throughout. Enjoy the best that Austin has to offer from the comfort of this custom home on large lot. Elegant appointments, luxury finishes include acacia floors in the main living area, mahogany on stairs & alder floors in the owner's suite. Imported accent doors (Morocco & Egypt) adorn the pantry & the 4th bedroom/flex space just off the main living area. Chef's kitchen includes Thermador range, Hansgrohe faucet & pot filler, farmhouse sink, built-in 2nd oven & microwave, abundant counterspace for big holiday meal prep or everyday entertaining centered around an oversized island with additional storage underneath. Pella windows



throughout. There is even a gas stubout in the massive living room for a future fireplace along the east wall to provide warmth & atmosphere for those who enjoy the occasional fire. Carport features a Tesla charger & wall of secure storage closets. Enjoy Austin's hottest dining/entertainment & renowned festivals. Retreat upstairs for a soak in the stunning freestanding tub or grab a shower in the huge frameless shower, then enjoy a solid night's sleep thanks to the beautiful blackout blinds.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	7207900
List Price	\$1,295,000
Sale Price	\$1,260,000
Sale Date	May 7th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,717
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	94 San Saba Street
Subdivision	Riverview Add
City	Austin
County	Travis
State	TX
Zip Code	78702

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Lake, Park, Trails/Paths
Parking	Covered, See Remarks, Electric Vehicle Charging Station(s)
View	Neighborhood
Waterfront	Lake Privileges

## Interior

Interior	Carpet, Wood
Appliances	Built-In Electric Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Disposal, Gas Range, Microwave, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	See Remarks
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Gas Grill, Private Yard
Lot Description	Alley, Back Yard, Corner Lot, Landscaped, Native Plants
Windows	ENERGY STAR Qualified Windows, Low Emissivity Windows, Screens, Skylight(s), Vinyl, Wood Frames
Roof	Metal
Construction	Stucco, Vertical Siding
Foundation	Pillar/Post/Pier, Slab

## School Information

District	Austin ISD
Elementary	Govalle
Middle	Martin
High	Eastside Early College