

# \$1,250,000 - 401 Lockhart Drive, Austin

MLS® #7265801

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## \$1,250,000

3 Bedroom, 2.00 Bathroom, 1,488 sqft  
Residential on 0.11 Acres

Newning & Warners, Austin, TX

SOCO bungalow urban retreat - reinvented + rebuilt from the foundation up by Cary Paul Studios with architecture by Edward Road Design. Thoughtful eclectic modern build w/ custom details + designer finishes. Located in coveted SOCO and steps to everything the area has to offer, the exterior features Quaker windows, custom half round gutters, modern railings, irrigation and modern landscape, and a private modern pergola in back. The interior has been rebuilt with new framing, electrical, plumbing (including sewer), HVAC, insulation, and drywall. Beautiful engineered hardwood oak flooring and boutique tile are installed throughout, with custom cabinetry + closets. The spacious primary suite has a large walk in shower, double vanity, and roomy closet. The space even features a small office with custom built in walnut desk. The open concept main living room, dining and kitchen have vaulted ceilings with site built trusses. The custom designed kitchen features an expansive soapstone peninsula, GE Cafe appliances, a concealed panel dishwasher, and a microwave hidden in the peninsula.

Â All of the cabinetry throughout the house has been custom designed and fabricated locally. The kitchen also features a built in pantry cabinet as well as a bar area with custom wine storage below. The laundry room also features a mud room drop zone and extra built in storage. The hallway bathroom is a roomy jack and jill style bath with two vanity



areas. The remodel has been fully permitted thru the city of Austin.

Built in 1933

### Essential Information

ListingFeed	abor_vow
MLS® #	7265801
List Price	\$1,250,000
Sale Price	\$1,637,500
Sale Date	December 20th, 2021
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,488
Acres	0.11
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	401 Lockhart Drive
Subdivision	Newning & Warners
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Driveway, Parking Pad
View	None
Waterfront	None

### Interior

Interior	Tile, Wood
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Appliances	Dishwasher, Free-Standing Gas Range, Gas Range, Microwave, Plumbed For Ice Maker, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Landscaped, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Small Size
Windows	Aluminum Frames, Double Pane Windows
Roof	Composition, Shingle
Construction	Attic/Crawl Hatchway(s) Insulated, HardiPlank Type, Spray Foam Insulation
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis