

# **\$2,299,000 - 1706 Karen Avenue, Austin**

MLS® #7311889

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## **\$2,299,000**

5 Bedroom, 4.00 Bathroom, 3,502 sqft  
Residential on 0.26 Acres

Brentwood Terrace, Austin, TX

Situated steps from the newly remodeled Brentwood Elementary, 1706 Karen Avenue greets you warmly with natural light and thoughtful design. Enjoy living in the heart of one of Austin's best neighborhoods, adjacent to the shaded bike trail, Brentwood Park and locals' best-kept secret Crestview Shopping Center with Little Deli, Violet Crown Social Club and Fresh Plus market.

The home, custom built by Sago Homes, greets you with vaulted ceilings, natural light and an invitation to step out and enjoy the pool, spa, outdoor oasis and private garden. Luxury interiors feature custom walnut cabinetry, a built-in bar with wine storage, wide-plank European white oak flooring, a 48" Thermador range, 48" fridge freezer, and an elegantly modern palette.

The home features a large primary suite, spa shower with multiple showerheads and Jason Wu for Brizo hardware. A downstairs office or bedroom, tucked away for productivity, includes expansive windows and thoughtful storage. Upstairs three additional bedrooms with walk in closets, two baths (one en-suite), and a second media space with custom walnut built-ins offer space and comfort for all. An attached two car garage, large mud room and pantry add significant storage and convenience.



Inside the walls, the story is no different - every detail of the home was crafted with luxury and modern function in mind. Comprehensive sound insulation and Advantech Subfloors absorb noise to create a serene environment. The home is digitally enabled with fiber cat6 wiring to all media spaces and bedrooms, Smart thermostats, Ring doorbell and a connected irrigation system are included. Built to last, the home features energy-efficient Andersen windows and Fleetwood sliding doors, two 90% efficiency 16 SEER ACs, 2" insulated garage door and a tankless water heater mounted \*indoors\* to better withstand winter conditions.

Showings by appointment only.

Built in 2024

### Essential Information

ListingFeed	abor_vow
MLS® #	7311889
List Price	\$2,299,000
Sale Price	\$2,250,000
Sale Date	May 6th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,502
Acres	0.26
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1706 Karen Avenue
Subdivision	Brentwood Terrace

City	Austin
County	Travis
State	TX
Zip Code	78757-Unit

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Underground Utilities, Water Connected
Features	None
Parking	Attached, Door-Single, Garage Faces Front, Garage, Lighted, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage Door Opener
View	City, Garden, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Free-Standing Gas Range, Freezer, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Dual, Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Outside, Ventless
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Barbecue, Exterior Steps, Garden, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Moderate Trees, Native Plants, Near Public Transit, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Insulated

	Windows, Screens
Roof	Metal, Shingle
Construction	Attic/Crawl Hatchway(s) Insulated, Cement Siding, Frame, Glass, HardiPlank Type, Masonry, Concrete, Spray Foam Insulation, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum