

\$2,500,000 - 1312 Alta Vista Avenue, Austin

MLS® #7339401

\$2,500,000

3 Bedroom, 3.00 Bathroom, 2,324 sqft
Residential on 0.36 Acres

Travis Heights, Austin, TX

Rare find on one of the most desirable streets in Travis Heights. 2 bedroom / 2 bathroom main house plus detached casita with full bath and kitchenette. Large .36 lot with private courtyard and heated, self cleaning pool with waterfall and bubbler. The gated courtyard includes a custom Clay Imports tile patio with gas fireplace and natural stone porch. West facing two-tier decks allow for sunset views and an extensive entertaining area. Majority of the house was taken down to the studs in 2017 and the casita was finished out in 2019. ~256 sq ft unfinished basement for extra storage.

The dining room features custom mirrored storage cabinets and a stunning custom Chandi chandelier. The kitchen includes a Sub-Zero built-in refrigerator, under cabinet lighting, nugget ice maker, instant hot water tap, gas stove, automatic window shade and quartz countertops.

Primary bath features a steam shower, under cabinet lighting, marble tile countertop and tub surround. Custom light by designer Meredith Clark of Chandi Lighting and custom inlay mirrors.

Original wood floors and custom window coverings throughout.

This gorgeous home delivers high-end living from the heart of 78704, one of Austin's



most desirable and walkable neighborhoods. Short walk to Stacy Park, South Congress, Hike and Bike Trail and Boardwalk and Downtown Austin. Shown by appointment only.

Built in 1948

Essential Information

ListingFeed	abor_vow
MLS® #	7339401
List Price	\$2,500,000
Sale Price	\$2,450,000
Sale Date	November 16th, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,324
Acres	0.36
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1312 Alta Vista Avenue
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Dog Park, Playground, Park, Pool, Street Lights, Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Additional Parking, Covered, Carport, Driveway, Paver Block
Waterfront	None

Interior

Interior	Concrete, Wood
Appliances	Built-In Refrigerator, Washer/Dryer Stacked, Dishwasher, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Lighting, Outdoor Grill, Uncovered Courtyard
Lot Description	Front Yard, Sprinklers In Front, Landscaped, Trees Medium Size
Windows	Drapes, Window Coverings
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis