

\$1,200,000 - 1912 Tillotson Avenue, Austin

MLS® #7418211

\$1,200,000

4 Bedroom, 4.00 Bathroom, 2,349 sqft

Residential on 0.12 Acres

College Heights Add, Austin, TX

Nestled within the vibrant tapestry of East Austin this 4 bed/4 full bath home effortlessly marries spacious, open living with a sense of privacy, forging a seamless fusion of comfort and practicality. Designer & artist, Anne Ducote's magical touch is evident throughout the house elevating the entire living experience. Ducote's artistry & design converge to offer a lifestyle that transcends the ordinary. The sitting area, featuring high ceilings & clerestory windows seamlessly merges with the outdoors through a spacious glass slider, bringing the courtyard's natural beauty inside. Flooded with natural light, the dining space effortlessly merges with the kitchen, where an expansive island commands attention. The kitchen, showcasing meticulous craftsmanship with sleek pecan wood custom cabinets & quartz counters, epitomizes exquisite design. The first-floor primary bedroom provides a scenic courtyard view, with the primary bath featuring an impressive tile wall, a roomy walk-in shower & custom cabinets adorned with exquisite vanity lights & mirrors. Also on the first floor, a flexible space suitable for a bedroom or office, complemented by a convenient full bath, while a dedicated laundry room rounds out the practical layout. Venture upstairs to discover two bedrooms, each with its own private bathroom, ensuring a haven for every occupant. The second floor unveils an additional living area complete with a built-in desk that adds a touch of practicality & style to



the space. This home is a canvas of sophistication. Every detail has been thoughtfully curated to create an atmosphere of unparalleled quality. In a locale rated as 'Very Walkable' & a 'Biker's Paradise,' this area is near Kealing Park, Boggy Creek Greenbelt, & Rosewood Park. Enjoy the convenience of walking to nearby restaurants & immersing yourself in East Austin's vibrant scene, with the bonus of having Figure 8 Coffee just a half block away. Embrace modern livingâ€”come on home to convenience and comfort.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	7418211
List Price	\$1,200,000
Sale Price	\$1,150,000
Sale Date	April 5th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,349
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1912 Tillotson Avenue
Subdivision	College Heights Add
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Features	See Remarks
Parking	Attached Carport, Attached, Garage, Garage Faces Rear
# of Garages	1
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Yard, Uncovered Courtyard
Lot Description	Front Yard, Landscaped
Windows	Double Pane Windows
Roof	Metal, Shingle
Construction	Frame, HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Early College