

# \$1,750,000 - 1915 Piedmont Avenue, Austin

MLS® #7440789

---

## \$1,750,000

4 Bedroom, 4.00 Bathroom, 2,688 sqft  
Residential on 0.15 Acres

Crestview Add Sec 03, Austin, TX

Axtman Properties' latest home blends sophisticated design with bright & airy spaces! Designed by award-winning Murray Legge Architecture, this modern home is laid out to showcase the pool with dramatic windows overlooking it from much of the home. As you pull up to the home, the wrap-around porch with steel columns and burnished gray stucco signals this home is special. A beautiful heritage live oak shades most of the front yard. The home's main entry is tucked away from the street, and there's a private office/study smartly separated from the rest of the home at the entry foyer. Entering the main living area, a wall of windows dramatically frames the pool. The living & dining areas are connected to the open kitchen in a single volume with high ceilings. Custom walnut cabinetry accents the dining area. The kitchen invites gathering with bar seating and clear sightlines to the rest of the living area. Kitchen appliances include a Sub-Zero refrigerator with matching cabinet panels. There's a 36" Wolf 6-burner range, Asko dishwasher, Sharp microwave, and possibly best of all: A Scotsman nugget ice maker. There will never be an ice shortage at the pool! Downstairs is a guest suite with full bath, walk-in closet, and separate outside entry. The upstairs owner's suite is separated from the secondary bedrooms by the stairwell. The owner's bathroom includes a floating natural oak vanity with dual lavatories and elegant floor-to-ceiling tile. Both upstairs



secondary bedrooms feature dramatic floor-to-ceiling windows. The exterior windows are commercial-grade RAM aluminum, and the front & pool entries are high-performance Western doors with multi-point locks. Outside, the rear deck is shaded by a generous awning for respite from the sun while sitting poolside. The pool includes a waterfall and thoughtful upgrades such as a self-cleaning system and ozone-generator to reduce chlorine use. The rear yard is fully fenced, and the front and rear yards have in-ground irrigation.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	7440789
List Price	\$1,750,000
Sale Price	\$1,600,000
Sale Date	December 16th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,688
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1915 Piedmont Avenue
Subdivision	Crestview Add Sec 03
City	Austin
County	Travis
State	TX
Zip Code	78757

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached Carport, Driveway, Off Street
View	Neighborhood
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Heat Pump, Zoned
Cooling	Central Air, Heat Pump, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Interior Lot, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Aluminum Frames, Double Pane Windows, Insulated Windows, Low Emissivity Windows
Roof	Membrane, Metal, Mixed
Construction	HardiPlank Type, Spray Foam Insulation, Stucco
Foundation	Slab

## School Information

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