

# \$1,299,500 - 1810 Niles Road, Austin

MLS® #7513975

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## \$1,299,500

3 Bedroom, 2.00 Bathroom, 1,484 sqft  
Residential on 0.17 Acres

Enfield G, Austin, TX

Irreplaceable location, with the convenience of downtown condo living, but with a private yard to watch the bats, and fresh pecan pie from the mature pecan tree in the front yard.

Unbelievably convenient to everywhere you want to be, even with Austin traffic.

All adjacent properties are newly built or freshly remodeled in the past year. Front yard rain gutters empty into a managed drain system consisting of rain barrels and garden hose, emptying into the driveway runner.

Lovely mature pecan tree is the centerpiece of the front yard. Driveway runner is perfectly graded to empty at the street as it fills.

Wrought iron gate on driveway secures the backyard for pets and parking. Partially decked attic offers a large amount of storage.

Four camera, Ultra 4kHD security camera system with 3 terabyte network video recorder.

Carpeted deck, covered by remote controlled retractable awning. Electric service originates at pole northwest of property, not as an eye sore in the front yard. Water and sewer provided by the City of Austin, natural gas via Southern Union, and Google Fiber are underground from Niles Road. This is a unique opportunity to live in a perfectly located old neighborhood, with the best public schools, amazing food and some of the nicest people!

Food ~ 1 mile from property:

Galaxy Café, El Arroyo, Dons Depot, Jeffreys, Cipollina, Josephine House, Fresh Plus, Maudie's, Hula Hut, Abel's on the



Lake, Mozart™s, Austin Land and Cattle,  
The Tavern, House Park BBQ, Cain &  
Abel™s, and Pluckers

Leisure ~ 1 mile from property:

Lions Municipal Golf Course, Red Bud Isle,  
Mount Bonnell, Pease Park, House Park,  
Caswell Tennis Center, Westwood Country  
Club, The Contemporary at Laguna Gloria,  
The Contemporary Downtown, West Chelsea  
Contemporary, The Blanton, University of  
Texas at Austin, Bob Bullock Museum,  
Governors Mansion, and the Texas Capital.

Built in 1938

### Essential Information

ListingFeed	abor_vow
MLS® #	7513975
List Price	\$1,299,500
Sale Price	\$1,175,000
Sale Date	April 26th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.17
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1810 Niles Road
Subdivision	Enfield G
City	Austin
County	Travis
State	TX
Zip Code	78703

## Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Other, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Internet Access, Street Lights, Trash Pickup Door to Door, Trails/Paths, Curbs
Parking	Driveway, Detached, Garage Faces Front, Garage, Gated, Private, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Concrete, Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Washer
Heating	Ceiling, Central, Hot Water, Natural Gas
Cooling	Central Air, Ceiling Fan(s), Electric, Roof Turbine(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Stone
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Lighting, Permeable Paving, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Native Plants, Near Public Transit, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Plantation Shutters, Screens, Solar Screens, Shutters, Wood Frames
Roof	Composition, Shingle
Construction	Asbestos, Attic/Crawl Hatchway(s) Insulated, Brick, HardiPlank Type
Foundation	Pillar/Post/Pier, Raised, Slab

## School Information

District	Austin ISD
Elementary	Casis

Middle  
High

O Henry  
Austin