

# \$1,389,000 - 4403 Marathon Boulevard, Austin

MLS® #7640157

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## \$1,389,000

4 Bedroom, 3.00 Bathroom, 2,950 sqft  
Residential on 0.15 Acres

Alta Vista, Austin, TX

Beautifully renovated, turnkey Rosedale home with so much to offer. Elegance and craftsman come together for a warm, inviting vibe - you'll feel right at home. Conveniently located near the amazing retail on Burnet/Lamar/35th just blocks from Ramsey Park and close to the Triangle. Built in 2002 and renovated in 2018, this 4bed 3bath home offers sophisticated style and amazing functionality. All spaces have been updated and not an inch was overlooked in clean, classic style. You're welcomed through the foyer to your living room with fireplace where you'll immediately feel at home. The dining room is perfectly located right off the kitchen and living room, with a sitting area in the kitchen that offers a beautiful view of the backyard and your mature trees. Wolf range, LG appliances, Soapstone and Quartz counters create a kitchen you'll entertain and gather in comfortably. A backyard overhaul was also done with the remodel including turf and an oversized deck with built in seating. The first floor offers a beautiful and bright guest bedroom and bathroom tucked away, while the primary and two extra bedrooms are upstairs. You'll also find an office area and second living space/flex room upstairs and two balconies to enjoy reading, coffee or cocktails on. Don't miss this loving home with so much to offer in one of the best locations in central north Austin! Feeds to highly acclaimed Bryker Woods Elementary School/O. Henry Middle/Austin High. Moments from Uchiko, Central Market, Foxtrot, Fonda



San Miguel, Austin Heart Hospital, Ascension/Seton Main, Ramsey Park and Pool, and much much more. The home sits on the same power grid as the hospital, and the current owner has not lost power during any of the recent incidents. Additionally, the home comes with solar panels that result in lower energy bills throughout the year.

Built in 2002

### Essential Information

ListingFeed	abor_vow
MLS® #	7640157
List Price	\$1,389,000
Sale Price	\$1,360,000
Sale Date	January 30th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,950
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4403 Marathon Boulevard
Subdivision	Alta Vista
City	Austin
County	Travis
State	TX
Zip Code	78756

### Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	None

Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Laminate
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Automatic, Sprinklers On Side, Trees Large Size
Windows	Blinds, Screens, Window Treatments
Roof	Shingle
Construction	Frame, HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin