

\$1,995,000 - 1509 Preston Avenue, Austin

MLS® #7796382

\$1,995,000

4 Bedroom, 3.00 Bathroom, 2,874 sqft
Residential on 0.19 Acres

Pemberton Heights Sec 07, Austin, TX

This classic Pemberton home is situated on a quiet, tree-lined street in one of the most sought-after neighborhoods in Austin! This home exudes charm and features a gracious living area with wood-burning fireplace, as well as a brightly lit study off the living room. Close the glass pane doors to the study and enjoy looking out the windows at the passers by. The dining area is also very light and bright and features a classic swinging door to the kitchen. Reclaimed painted pine floors give the kitchen a timeless feel. From the driveway, there is a drop zone for all of your every day essentials to have a landing spot. Across from the kitchen is an inviting and roomy family room, with plenty of space to spread out and enjoy entertaining or evening quiet time. Sliding doors from the living area offer access to the brick-lined side courtyard, a great place to enjoy your morning coffee. As you continue down the hall, there is a guest room or second office with access to a full bath. To your left is the hallway leading to the private and generously sized master bedroom and bath. There is a wall of windows and door to the back patio from the master, making it relaxing and inviting! From the hall you can also access the utility room and the main door to the backyard and patio. Upstairs there are two additional bedrooms, a large full bath with separate shower and a media/game area. Returning downstairs, head out to the patio and enjoy entertaining at a large table, grill area and extra seating space, as well as a



view to enjoy the turfed back yard. The garage features space for two cars, or whatever hobby you may enjoy. This lovely home sits on a generous lot and offers everything the central Austin lifestyle has to offer. Walk to coveted Casis Elementary School, bike downtown via the Shoal Creek Trail, and easy access to everything and anything in central Austin!

Built in 1939

Essential Information

ListingFeed	abor_vow
MLS® #	7796382
List Price	\$1,995,000
Sale Price	\$1,900,000
Sale Date	October 21st, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,874
Acres	0.19
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1509 Preston Avenue
Subdivision	Pemberton Heights Sec 07
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	See Remarks
Parking	Additional Parking, Detached, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Free-Standing Gas Range, Range Hood
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters, Uncovered Courtyard
Lot Description	Level, Sprinklers Automatic, Trees Large Size
Windows	Window Treatments
Roof	Shingle
Construction	Brick, HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin