

# \$1,300,000 - 1505 Edgewood Avenue, Austin

MLS® #7894608

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## \$1,300,000

3 Bedroom, 3.00 Bathroom, 2,114 sqft  
Residential on 0.23 Acres

Forest Hills, Austin, TX

BEST & FINAL by 2p 4/22. Welcome to your dream home in the heart of Cherrywood, offering the perfect blend of modern luxury and urban convenience. Nestled on a generous .231-acre lot, this single-story residence boasts charming curb appeal with mature trees, lush landscaping, magnificent backyard, and a welcoming covered front porch. Step inside to discover a masterpiece of modern design, featuring crisp white walls, hardwood flooring, black frame windows, and chic fixtures throughout. The spacious living room, complete with a built-in media center and surround sound speakers, seamlessly connects to the dining room and gourmet kitchen, creating an ideal space for effortless entertaining. Prepare culinary delights in the gourmet kitchen, which showcases a large center island, breakfast bar, luxurious quartz countertops, custom cabinetry, floating shelves, an apron sink, a pot-filler, and high-end stainless-steel appliances including a gas range with double ovens and vented range hood. Sliding glass doors off the kitchen area beckon you to the incredible backyard oasis, where you can relax and unwind in the shade of a beautiful canopy. Retreat to the tranquil primary suite, boasting a custom walk-in closet and a spa-like en-suite bathroom equipped with a pine wood vaulted ceiling, a quartz dual vanity, a dreamy soaking tub, and a walk-in shower. Additional highlights of this remarkable home include a huge laundry room with a built-in mud area and



room for a second fridge, perfect for modern living. Step outside to the amazing backyard sanctuary, featuring an expansive deck and a separate patio with a covered pergola, complete with a TV – providing the perfect setting for outdoor gatherings and relaxation. Conveniently located just minutes from Downtown with walkability to the University of Texas, Moody Center, and other establishments – this home offers easy access to shopping, dining, entertainment, parks, and all that Austin has to offer. Schedule a showing today!

Built in 1950

### Essential Information

ListingFeed	abor_vow
MLS® #	7894608
List Price	\$1,300,000
Sale Price	\$1,345,000
Sale Date	May 13th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.23
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1505 Edgewood Avenue
Subdivision	Forest Hills
City	Austin
County	Travis
State	TX
Zip Code	78722

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	Playground, Park
Parking	Driveway
View	None
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Double Oven, Dishwasher, Free-Standing Gas Oven, Free-Standing Gas Range, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Garden, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private
Windows	Double Pane Windows, Skylight(s), Window Treatments
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Maplewood
Middle	Kealing
High	McCallum