

\$1,245,000 - 2406 E 8th Street 1, Austin

MLS® #8046301

\$1,245,000

3 Bedroom, 4.00 Bathroom, 2,149 sqft

Residential on 0.08 Acres

Grandview Place, Austin, TX

2406 E 8th #1 is a custom, new-construction home located in the highly desired area of Prospect Hill on the east side. Designed and built by Forsite Studio, this multi-level house sits prominently on the high side of 8th street and has a bright and spacious feel. With numerous large windows and glass sliders, the southern exposure provides excellent natural light throughout the day. Multiple exterior spaces make full use of the property: a sun filled turfed front yard, a cool & shady bamboo courtyard, a private cocktail terrace, and a view deck off the primary bedroom. The deep blue exterior paint, accented with stained wood inlays and soffits, give the exterior a sophisticated appearance.

*** The first floor is designed with an open plan, perfect for entertaining, and features direct access to both the cocktail terrace and bamboo courtyard for an inside-outside lifestyle. The chef's kitchen has ample cabinet storage, a large island with natural stone countertop waterfall edges, hand-made wall tiles, and high-end Bosch appliances. The second floor has both a primary bedroom, with a large dual-vanity bathroom and walk-in closet, as well as second bedroom with dedicated bathroom. An oversized laundry room completes the second floor. A guest bedroom and flex-space / game room (or fourth bedroom, available through builder) are located on the top floor and is the perfect layout for out-of-town guests, a home office, or a relaxing space for movie night. Warm, white



oak floors are installed throughout the home, and large format floor tiles are used for all wet areas. *** E 8th street is an incredible location within walking distance to so much. Walk around the block to classic Webberville establishment Vera Cruz, Kitty Cohen’s, Gourmand’s Pub, and Fleet Coffee. Take a short walk over to the E 6th bars and restaurants such as La Holly, Whisler's, Suerte, Vixen’s Wedding, Salt & Time, and many more. You even have your very own HEB is just minutes away by car.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	8046301
List Price	\$1,245,000
Sale Price	\$1,200,000
Sale Date	January 31st, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,149
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2406 E 8th Street 1
Subdivision	Grandview Place
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached, Garage Faces Front, Garage
# of Garages	1
Garages	Garage Door Opener
View	City, Neighborhood, Panoramic
Waterfront	None

Interior

Interior	Wood
Appliances	See Remarks, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Stories	Three Or More

Exterior

Exterior Features	Garden, Private Yard, Lighting
Lot Description	Landscaped, Sprinklers Automatic, Views, See Remarks
Windows	See Remarks
Roof	Shingle
Construction	Concrete, Cement Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Zavala
Middle	Martin
High	Eastside Memorial