

\$2,750,000 - 1704 Summit View Place, Austin

MLS® #8112758

\$2,750,000

4 Bedroom, 4.00 Bathroom, 3,274 sqft
Residential on 0.41 Acres

Enfield C, Austin, TX

This Old Enfield 1926 classic has noticeable street presence. Situated on an oversized 0.41 acre Enfield lot, this traditional home boasts several improvements -- mechanically and cosmetically + major addition. Views of downtown skyline from from porch & upstairs game room. Today the home offers over 3,200+ square feet across three levels. 3 (or 4) bedrooms, 3.5 bathrooms, multiple living areas. Oversized rear covered patio with Trex decking. Built-in outdoor grill, fireplace and overhauled saltwater pool. New kitchen completed in 2022 offers a large island, KitchenAid appliances, dual dishwashers, built-in Miele coffee machine, under-cabinet and in-cabinet lighting. New dining room, powder bath & office completed in 2022. The family room has 7ft windows overlooking the patio & pool. The home maintains original charm coupled smoothly with many modern finishes and improved function. Enjoy the immediate comfort, space, outdoor areas and pool now. Plan your non-invasive addition to take the property to the next level of an Enfield estate. The oversized driveway/parking area is where you easily envision and position a future addition. One could explore creating a three-car garage at ground level, a suitably-sized primary bedroom suite + additional bedrooms + library nook, etc. Consider blending the traditional 1926 home with a modern-leaning addition, connecting and creating a blend of two-design worlds, perfect for Old Enfield. Perhaps a masonry



wall around the property, circular paver drive, automatic gates, gas lanterns, improved landscaping for privacy - and it will be your personal masterpiece. Simply by reviewing the existing survey, you can easily visualize & position these enhancements. *Existing survey available. *Current floor plan available. *Seller improvement list available. Walkable to Clarksville, along with simple access to downtown and UT.

Built in 1926

Essential Information

ListingFeed	abor_vow
MLS® #	8112758
List Price	\$2,750,000
Sale Price	\$2,750,000
Sale Date	April 11th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,274
Acres	0.41
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1704 Summit View Place
Subdivision	Enfield C
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Driveway
View	City
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Gas Cooktop, Disposal, Gas Water Heater, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Outdoor Grill, Rain Gutters, Gas Grill
Lot Description	Back Yard, Front Yard, Sprinklers Automatic, Trees Large Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens, Shutters
Roof	Composition
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin