

\$1,299,900 - 5406 Shoal Creek Boulevard, Austin

MLS® #8412806

\$1,299,900

4 Bedroom, 3.00 Bathroom, 2,472 sqft
Residential on 0.78 Acres

Shoalmont Add Sec 04, Austin, TX

Don't miss out on the chance to experience the best of Austin living in this stunning, beautifully crafted home! Huge opportunity to own on one of the most coveted streets in Austin, that's on Shoal Creek, with all kinds of remodel or new build opportunities. The home itself is not in the flood plain and is buildable, and the property has been pre-inspected (see attached docs).

Nestled on a serene street in the coveted Shoalmont subdivision, this meticulously maintained stone exterior 4-bedroom, 2.5-bathroom home exudes timeless charm and elegance. And the icing on the cake? This beauty sits on an impressive .77 acre lot, right in the heart of the city, with the lush green backdrop of Shoal Creek at the rear of the property!

This 2,472 sq ft delightful one-story home offers the perfect blend of privacy and convenience, creating a peaceful retreat amidst the city's hustle and bustle. Whether you're lounging in the spacious living areas, whipping up a scrumptious meal in the kitchen, or taking in the serene ambiance of the backyard area, you'll feel right at home here!

But what truly sets this property apart are the endless opportunities to update and or do a custom build on this large creek lot only 5 miles from downtown Austin!



Step outside, and you'll find even more to love, including a huge naturally landscaped yard with a built-in picnic table, gardens, a basketball hoop for some friendly competition, and a beautifully maintained lawn that's perfect for outdoor activities and has a manicured trail leading down to the grassy creek edge. Along with a privacy fence and lockable gate, there is also an electric remote-controlled security gate for the carport and driveway leading to the detached garage, which is currently being used as a shop, and has a workbench, storage cabinets, and peg board for tool storage.

Built in 1948

Essential Information

ListingFeed	abor_vow
MLS® #	8412806
List Price	\$1,299,900
Sale Price	\$1,400,000
Sale Date	May 26th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,472
Acres	0.78
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	5406 Shoal Creek Boulevard
Subdivision	Shoalmont Add Sec 04
City	Austin
County	Travis
State	TX
Zip Code	78756

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park, Trails/Paths
Parking	Carport, Detached
# of Garages	1
View	Creek/Stream
Waterfront	Creek

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Gas Water Heater, Microwave, Oven, Range, Electric Water Heater
Heating	Ceiling
Cooling	Ceiling Fan(s), Attic Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Level, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Screens
Roof	Shingle
Construction	Stone
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum