

# \$1,300,000 - 1306 Clifford Avenue, Austin

MLS® #8448191

## \$1,300,000

3 Bedroom, 3.00 Bathroom, 2,164 sqft  
Residential on 0.08 Acres

Chernosky 04, Austin, TX

Conceptualized with reverence for the neighborhood's history, while looking to its future, 1306 Clifford seamlessly combines classic touches with a tasteful modern flair. Conceived of by Pam Chandler & Patrick Ousey of FAB architecture and built by Texas Construction Company in 2013, the home has since been featured on the AIA tour, Modern Home tour, and in the pages of Dwell magazine.

Thoughtfully blending industrial and farmhouse influences, the property features knotty pine floors, tall ceilings, Carrera marble countertops, custom steel work and cabinetry, built in bookshelves, a Rumsford fireplace, vaulted ceilings on the second floor, and a skylight in the primary bath.

The Sellers have since made over \$200k in additional improvements including: installing a metal roof, west facing Solar Panel array, Generac full house standby generator, kitchen appliances upgraded to GE and Thermador, enclosed the carport and added a garage door, level 2 EV charging station, Solid steel and glass front door, updated the powder room, rebuilt the chimney with brick, added a covered back deck, and re-landscaped with Texas native plants.

Situated on one of East Austin's best streets; walking distance to Birdie's, Nixta, Zed's, and Sour Duck; with incredible



access to the Metro Rail, Red Line Hike and Bike trail, Springdale General, Downtown, Town Lake and ABIA, 1306 Clifford is an opportunity not to be missed.

Built in 2013

**Essential Information**

ListingFeed	abor_vow
MLS® #	8448191
List Price	\$1,300,000
Sale Price	\$1,280,000
Sale Date	June 14th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,164
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	1306 Clifford Avenue
Subdivision	Chernosky 04
City	Austin
County	Travis
State	TX
Zip Code	78702

**Amenities**

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park
Parking	Attached Carport, Garage, Electric Vehicle Charging Station(s)
# of Garages	1
Garages	Garage Door Opener

View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Oven, Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Garden, Gas Grill
Lot Description	Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Double Pane Windows, Skylight(s)
Roof	Metal
Construction	Cement Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum