

# \$1,495,000 - 1007 W Johanna Street, Austin

MLS® #8451123

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## \$1,495,000

5 Bedroom, 3.00 Bathroom, 2,710 sqft  
Residential on 0.14 Acres

Bouldin James E Add, Austin, TX

Will consider backup offers.

Preserved classic craftsman charm from the original 1936 home spills into a stunning addition with an abundance of natural light from well-thought-out craftsman-style wood windows with timeless appeal with an AMAZING LOCATION just around the corner from Ricky Guerrero . Youâ€™ll love unwinding on the front porch just as much as the back porch where youâ€™ll regularly see friends and neighbors out for a walk. Great for entertaining with cohesive indoor & outdoor spaces perfect for guests of all ages.

Why will you love calling 1007 W Johanna home?

Ultra walkable with plenty of neighborhood coffee shops and hotspots

Shaded splashpad in the neighborhood park is an Austin favorite for parents and is just around the corner

Close to the library with a dedicated kids section

Austin favorites along South Lamar, South 1st, and Soco are all in walking distance

Variety of nearby all-ages-friendly places including ice cream

Walk to Butler Park, Alliance Childrenâ€™s

Garden, and to see City of Austin Fireworks

Great area for jogging, just 1.5 miles jog to the Hike & Bike trail

South Austin Recreation & Tennis Center is



nearby with some of the city's best tennis courts and kids' sports programs  
A 3rd story tower included with the addition design is the perfect spot to create your own reading nook where you can admire a view city skyline peaking through the mature old Austin trees. Just add a ladder for access.

Don't miss the 2-room workshop backing to rear alley with even more potential for hobby space or a garage.

Built in 1936

### Essential Information

ListingFeed	abor_vow
MLS® #	8451123
List Price	\$1,495,000
Sale Price	\$1,432,000
Sale Date	November 10th, 2021
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,710
Acres	0.14
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1007 W Johanna Street
Subdivision	Bouldin James E Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities Cable Available, Electricity Connected, Fiber Optic Available, Natural

	Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Playground
Parking	Alley Access, Garage Faces Rear, See Remarks
# of Garages	1
View	City
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Range
Heating	Ceiling
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Lighting
Lot Description	Alley, Back Yard, Sprinklers In Rear, Landscaped, Level, Sprinklers In Ground, Trees Large Size, Views
Windows	Blinds, Wood Frames
Roof	Metal
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Fulmore
High	Travis