

\$1,200,000 - 1227 Newning Avenue 6, Austin

MLS® #8535187

\$1,200,000

3 Bedroom, 4.00 Bathroom, 1,857 sqft
Residential on 0.08 Acres

Travis Heights, Austin, TX

Multiple Offers - Offer deadline of Tuesday @ 12pm. Beautiful, tree-lined quiet escape just blocks from Music Lane & South Congress. Unheard of 2000 sq ft low-maintenance outdoor living space, full 2 car garage, in a quiet and private community. This gorgeous 3 bedroom 3 and a half bath free-standing home contains timeless high-end finishes. Open concept living with plenty of natural light and outdoor beauty, the kitchen and dining spaces are ideal for relaxed entertaining. The Chef's kitchen is complete with SS appliances, a 6 burner gas range, wine refrigerator, Caesarstone counters, marble backsplash, and an expansive center island/breakfast bar. High ceilings with built-in speakers (or pre-wired) and wide-plank hardwoods are carried through the entire home. Primary bedroom has private balcony overlooking the backyard for a secluded treehouse feel. Plenty of space in your custom walk-in closet, steps from your luxurious spa-like bath nestled near the tree tops. Each guest bedroom has full bathroom with shower. The 2nd bedroom has full walk-in closet with plenty of storage. The 3rd bedroom has built-in cabinets and drawers for easy storage, plus a custom-designed accent wall. The backyard absolutely makes this home! Custom designed and landscaped with ambient up lighting, pet-friendly artificial turf, a large fire pit seating area, and a 300+ sqft deck that offers plenty of room for dining, drinks and entertainment al fresco. To top it off, current HOA dues cover



front and backyard maintenance.

Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	8535187
List Price	\$1,200,000
Sale Price	\$1,560,000
Sale Date	August 12th, 2021
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1227 Newning Avenue 6
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Connected, Underground Utilities
Features	None
Parking	Assigned, Attached, Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills
Waterfront	None

Interior

Interior	Carpet, Concrete, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground
Windows	See Remarks
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Austin