

\$3,950,000 - 1304 Bouldin Avenue, Austin

MLS® #8571609

\$3,950,000

15 Bedroom, 13.00 Bathroom, 6,436 sqft
Residential on 0.27 Acres

South Heights, Austin, TX

Welcome to this extraordinary compound of custom-built houses inspired by the enchanting architecture of Santorini, nestled in the vibrant Bouldin Neighborhood of Austin, Texas. This exclusive property is a rare gem, blending Grecian charm and modern Austin flair.

As you enter the compound, you're immediately greeted by the dazzling white exteriors and iconic stone accents reminiscent of the stunning Greek island. The compound boasts a total of 15 bedrooms spread across multiple residences, making it an ideal investment for both private living and lucrative short-term rental opportunities. Each home features many windows that bathe the interiors in natural light. The open-plan living areas are perfect for entertaining, creating an inviting atmosphere for friends and family gatherings. The interiors exude a minimalist elegance focusing on high-quality finishes and seamless indoor-outdoor living. The centerpiece of the compound is a tranquil, resort-style pool, offering a peaceful oasis where residents can relax and unwind. The pool area is a perfect setting for enjoying Austin's sunny days and starlit nights. The property affords breathtaking views of downtown Austin, allowing residents to soak in the city's dynamic skyline. This urban retreat is surrounded by lush bamboo landscaping, ensuring privacy and a serene environment. Location is key, and this compound is just moments away from some of Austin's most famous local restaurants,



including Terry Black's Barbecue and Uchi. It's a food lover's paradise with a plethora of dining options to explore. Additionally, the proximity to Zilker Park offers endless outdoor activities, from jogging trails to music festivals. For shopping enthusiasts and nightlife seekers, the compound is conveniently located near a variety of local shops and music bars, embodying the vibrant spirit of Austin. This unique property is not just a home offers an unparalleled living experience in one of Austin's most sought-after neighborhoods.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	8571609
List Price	\$3,950,000
Sale Price	\$3,525,000
Sale Date	June 10th, 2024
Bedrooms	15
Bathrooms	13.00
Full Baths	10
Half Baths	3
Square Footage	6,436
Acres	0.27
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1304 Bouldin Avenue
Subdivision	South Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Dog Park, Internet Access, Lake, Library, Park, Sidewalks, Trails/Paths
Parking	Attached, Driveway, Garage, Off Street, Side By Side, Guest
# of Garages	4
View	City
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete, Tile
Appliances	Built-In Electric Oven, Built-In Gas Range, Built-In Refrigerator, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Free-Standing Gas Oven, Free-Standing Refrigerator, Built-In Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, See Remarks, Tankless Water Heater, Vented Exhaust Fan, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Stories	Three Or More

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Rain Gutters, See Remarks
Lot Description	Alley, Back Yard, Front Yard, Level, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Skylight(s), Window Coverings
Roof	Membrane, Metal, Mixed, Rubber
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis