

\$1,595,000 - 1609 Alta Vista Avenue, Austin

MLS® #8581942

\$1,595,000

4 Bedroom, 4.00 Bathroom, 2,743 sqft
Residential on 0.16 Acres

Travis Heights, Austin, TX

Located in the heart of Travis Heights, 1609 Alta Vista is a 1930's gem that has been meticulously remodeled to blend classic charm with modern luxury. The transformation began with a stunning kitchen overhaul in 2016 followed by a significant addition in 2022, ensuring every inch of this home meets the highest standards of today's living. Step into the warmth of beautiful hardwood floors and white walls that enhance the cozy ambiance and amplify the abundance of natural light. The layout includes a formal living room, a home office, a dining room, a main living area, and a powder room, all on the first floor, creating a seamless flow for both everyday living and entertaining. The main floor also includes a guest suite with a bedroom and full bathroom. The main-level primary suite is a true retreat, offering generous space and refined finishes. Upstairs, two additional bedrooms provide ample space for family and guests. The outdoor space is equally impressive, with a landscaped yard featuring turf and stone coping, creating a low-maintenance retreat that's perfect for relaxation or hosting. The screened-in porch, offering tranquil views of lush greenery, provides a serene extension of the home's living space, ideal for enjoying the beauty of the outdoors in comfort. Located in one of Austin's most sought-after neighborhoods and just an 8-minute walk from South Congress, this home offers close proximity to the vibrant life and amenities of the city. With its



thoughtful updates, prime location, and expansive layout, 1609 Alta Vista represents a rare opportunity to own a piece of Austin's history reimagined for modern living. Original portion of home is pier and beam and add on is slab. During the renovations, all piers have been replaced with concrete piers. All windows were updated to Anderson 100 series composite windows and a new roof was added.

Built in 1938

Essential Information

ListingFeed	abor_vow
MLS® #	8581942
List Price	\$1,595,000
Sale Price	\$1,675,000
Sale Date	May 20th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,743
Acres	0.16
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1609 Alta Vista Avenue
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	None
Parking	Alley Access, Driveway, See Remarks
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Gas Oven, Gas Range, Microwave, Oven, See Remarks, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters
Lot Description	City Lot, Interior Lot, Trees Large Size
Windows	Screens, Window Treatments
Roof	Composition
Construction	Cement Siding, Frame, Spray Foam Insulation
Foundation	Pillar/Post/Pier, Slab, See Remarks

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis