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

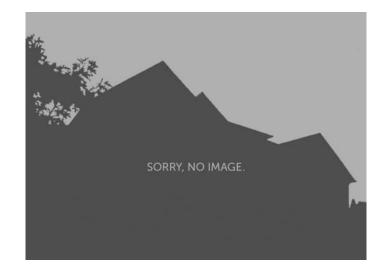
MLS® #8581942

# \$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 quests. 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