

\$1,550,000 - 1606 Kenwood Avenue, Austin

MLS® #8644572

\$1,550,000

3 Bedroom, 3.00 Bathroom, 1,717 sqft
Residential on 0.20 Acres

Travis Heights, Austin, TX

1606 Kenwood is an eclectic and charming 1940s Travis Heights bungalow that has been lovingly restored and expanded while taking attentive care and attention to detail to maintain the architectural character of the original home. The two bed two bath main home was fully renovated in 2016 and included a full renovation of the existing bath and an addition of a second master bath. Walls were opened with new sets of French doors and windows that open onto a courtyard that were designed to match the original divided light windows in the home. An eclectic mix of hand painted tiles, original hardwood flooring, antique chest vanities, custom lighting and wallpaper meld seamlessly with modern conveniences. The kitchen features a gas range, breakfast bar and ample natural light. Electrical and plumbing have been updated throughout the home, and a new roof was re-framed and installed during the renovation. A guest casita was added to the back of the lot with a bedroom and en-suite bath, walk-in shower, skylight and walk-in closet. The two structures are connected by a screened porch painted in a deep jewel tone blue that serves as an extension of the living spaces and is anchored by an antique chandelier that was shipped over from France and a woodburning stove. The porch spills out onto more covered patios, a private courtyard off the master and the manicured garden beyond. The garden is anchored by a massive heritage Live Oak that shades the yard and outdoor entertaining



spaces.

Enjoy the best of Austin at your doorstep with the South Congress retail district, the Continental Club, Guero™s, Perla™s and the new Music Lane development within biking distance. Lady Bird Lake and the Town Lake Trail are a stone™s throw from the property, as is downtown Austin, Auditorium Shores and Zilker Park. Welcome to the heart of Austin.

Built in 1949

Essential Information

ListingFeed	abor_vow
MLS® #	8644572
List Price	\$1,550,000
Sale Price	\$1,512,100
Sale Date	September 24th, 2021
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,717
Acres	0.20
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1606 Kenwood Avenue
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
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Features	None
Parking	Circular Driveway, Driveway
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Disposal, Gas Range, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Garden, Lighting, Private Yard, Uncovered Courtyard
Lot Description	Back Yard, Gentle Sloping, Trees Medium Size
Windows	Blinds
Roof	Composition
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis