

\$1,155,000 - 2806 W 44th Street B, Austin

MLS® #8791393

\$1,155,000

3 Bedroom, 4.00 Bathroom, 2,250 sqft
Residential on 0.25 Acres

Highland Park, Austin, TX

Incredible Central Location! Minutes to Downtown, the Domain, and Mueller! This modern home truly lives as a single family with a private backyard and only one shared wall in the garage! Large windows, soaring ceilings, and sliding glass doors allow an abundance of natural sunlight to flood this home! The kitchen is the true centerpiece with a huge Quartz waterfall island, gas cooktop, and custom cabinetry. An entertainer's dream home with the kitchen open to the family room and sliding glass doors opening to the deck creating a fun indoor/outdoor living space! The 2nd level boasts a secondary bedroom/Bath, large landing w/ Balcony + the spacious primary suite with vaulted ceiling, private balcony and gorgeous En-suite with spacious walk-in shower & 2 shower heads! Head up to the 3rd level to find a 3rd Bedroom with Full Bath! Great storage -both in the garage and a dedicated space accessed through the backyard. Steps away from The Grove, a 75-acre mixed use community. The Grove offers Retail, a Grocer, Restaurants (opening soon!), Spinning Studio, and a 16-Acre Signature Park with walking trails, BBQ Grills, Playground + MUCH MORE COMING SOON! Enjoy everything the Grove has to offer while paying NO HOA Fees!!! Owner/Agent.



Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	8791393
List Price	\$1,155,000
Sale Price	\$1,008,800
Sale Date	July 17th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.25
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2806 W 44th Street B
Subdivision	Highland Park
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	None
Parking	Attached, Driveway, Garage, Carport, Door-Single
# of Garages	1
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator

Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	Three Or More

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard
Lot Description	Back Yard, Sprinklers In Rear, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Screens, Window Treatments
Roof	Composition, Metal
Construction	Frame, HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum