

# \$1,120,000 - 807 E 44th Street, Austin

MLS® #8932927

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## \$1,120,000

3 Bedroom, 3.00 Bathroom, 2,100 sqft  
Residential on 0.19 Acres

Ridgetop Annex, Austin, TX

Beautifully remodeled 1930s charmer in Hyde Park within walking distance to H-E-B, Shipe Park, Julio's, Asti, Fresh Plus, and more! This unique floor plan offers 2,100 square feet with three living areas, two dining areas, and a spacious primary suite spanning the second floor.

The gorgeous interior was updated in 2010 featuring recently-refinished hardwood flooring, vaulted and beamed ceilings, and double pane wood-cased windows that provide ample natural light. The kitchen is centrally located between the two living and dining areas, making it the perfect hub for entertaining. The kitchen boasts sleek granite countertops, custom cabinetry, a fun mosaic tile backsplash, and quality stainless-steel appliances including a gas range. The sunken family room was added in 1980 and is a wonderful place to relax or host friends featuring a stunning beamed ceiling, original historic tile flooring, and glass French doors that lead to the large backyard. The main floor also hosts two spacious secondary bedrooms with ceiling fans and wood flooring, a shared guest bath, and a half bath. The primary suite makes up the second floor (also added in 1980) and offers a lofty vaulted ceiling with wood accents, recent oversized windows (November 2021), a private balcony, walk-in closet, and en-suite bath. Huge screened in porch for pest-free outdoor lounging and extra-large backyard with a deck, separate patio/pergola, and many mature trees



including pomegranate, peach, and pecan trees. Fantastic location with easy access to public transit, major employers, UT campus, DT, The Domain, Mueller, and more. Zoned to exemplary Austin ISD schools including Lee Elementary. Recent HVAC (January 2020) and interior paint (2022). Schedule a showing today!

Built in 1935

### Essential Information

ListingFeed	abor_vow
MLS® #	8932927
List Price	\$1,120,000
Sale Price	\$1,067,500
Sale Date	July 18th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.19
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	807 E 44th Street
Subdivision	Ridgetop Annex
City	Austin
County	Travis
State	TX
Zip Code	78751

### Amenities

Utilities Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Natural Gas

	Connected
Features	None
Parking	Additional Parking, Driveway, Drive Through, See Remarks
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Oven, Disposal, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Free-Standing Gas Range
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private, Interior Lot
Windows	Blinds, Double Pane Windows
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum