

# \$2,465,000 - 911 Bouldin Avenue, Austin

MLS® #8997607

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## \$2,465,000

4 Bedroom, 3.00 Bathroom, 2,595 sqft  
Residential on 0.15 Acres

Linscomb & Linscomb, Austin, TX

Overlooking downtown, this modern farmhouse with enclosed 2-car garage, heated pool, and roof-deck rests at the crest of Bouldin Ave + Christopher St and offers the full 78704 experience. Perfectly balanced between the East and West Bouldin Creek GreenBelt, Zilker and Butler Park, Barton Springs, SoCo, SoLa, South 1st - this urban park side location is centered in a neighborhood surrounded by walkable retail, wildlife, and greenspace steps from the urban core and Becker Elementary. Built by Roost Custom Homes, this family home features high ceilings, natural wood flooring, interior and exterior fireplace, gas cooking, lower floor playroom and guest room with custom murphy bed + built-ins, covered back porch, and hidden staircase to access private roof-terrace with TV and lounge area. Surrounded by green space, this urban Austin experience offers a natural setting minutes from Austin's most coveted retail and culinary districts.



Built in 2014

## Essential Information

ListingFeed	abor_vow
MLS® #	8997607
List Price	\$2,465,000
Sale Price	\$2,200,000
Sale Date	July 26th, 2023

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,595
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	911 Bouldin Avenue
Subdivision	Linscomb & Linscomb
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Door-Single, Detached, Garage
# of Garages	2
View	City, Panoramic, City Lights
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Oven, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Private Yard
Lot Description	Corner Lot
Windows	Double Pane Windows, Display Window(s)
Roof	Metal
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis