

\$1,250,000 - 1908 E 17th Street 1, Austin

MLS® #9142756

\$1,250,000

3 Bedroom, 4.00 Bathroom, 2,349 sqft
Residential on 0.14 Acres

Chestnut, Austin, TX

Presenting the “Southern Tudor” by Making Modern Home LLC and ATX Development LLC located in the heart of the vibrant, walkable Chestnut neighborhood with an 87 Walk Score! This exquisite new construction blends timeless charm with curated finishes and fixtures. A stunning exterior with copper accents, charming awnings, smooth stucco and classic front porch welcomes you to this spacious 2,349 sqft home offering character, open spaces and sunlight. The floorplan generously incorporates a main floor primary suite and spectacular greatroom, open kitchen and elegant dining room all surrounding a thoughtful courtyard serving as the heart of the home. From the gracious foyer with classical proportions, note the stunning office and moody powder room with bold cement tile before stepping into the breathtaking living area. Blending warm, natural textures, the natural white zellige tile and oak wood floors compliment the cool tones of the portonari marble and slate stained cabinetry. Custom metal work graces the staircase and landing which features a skylit peek-a-boo from first floor to second. Upstairs, adjoining a loft-like second living area, one delightful bedroom offers a whimsical reading or play nook while the other offers an ensuite bathroom and generous walk-in closet. With level 4 drywall finish, foam insulation, custom cedar garage door, SDL windows, solid core doors, upgraded wood trim, fully fenced and landscaped spaces, finished attic storage, and



a 1/2/10 Builder warranty, no expense was spared, no detailed was overlooked to bring this legacy East Austin home to market. Referencing the one hundred year old homes from the 1920s & 30s, we present to you The Southern Tudor, poised to grace Austin's urban infill landscape for centuries to come. Enjoy walking daily to local favorites Juiceland, Sour Duck, Bennu, The Wheel, UTexas and 12th street entertainment and see how refreshing infill development can be! Check out video & 3D Tour!

Built in 2024

Essential Information

ListingFeed	abor_vow
MLS® #	9142756
List Price	\$1,250,000
Sale Price	\$1,233,500
Sale Date	May 8th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,349
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1908 E 17th Street 1
Subdivision	Chestnut
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Other, Phone Available, Sewer Connected, Water Connected
Features	See Remarks
Parking	Garage Faces Front, Garage, Off Street
# of Garages	1
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Slate, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Refrigerator, See Remarks, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, See Remarks, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Garden, Gentle Sloping, Native Plants, Private
Windows	Insulated Windows, Vinyl
Roof	Shingle
Construction	Frame, HardiPlank Type, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum