

\$1,490,000 - 1214 Cotton Street, Austin

MLS® #9154364

\$1,490,000

4 Bedroom, 4.00 Bathroom, 2,255 sqft
Residential on 0.16 Acres

Robertson George L, Austin, TX

Modern oasis located in the heart of East Austin! Within walking distance to restaurants like Franklins BBQ, Paperboy, Cuanto's Tacos, Birdies, King Bee. Minutes away from all that Downtown Austin has to offer- nightlife, music venues, coffee shops, UT, Moody Center, Waterloo Park, Dell Seton Medical, Lady Bird Lake + more! This home embodies East Austin charm with the modern amenities of a newly built tech-centric custom home. 3 Bed/2.5 Baths in the main house and a detached 1 bedroom/1 bath ADU with separate entrance. The 1/1 ADU is used as a successful & highly rated income producing short term rental. \$38,000 yearly income in 2022. Averaging 5 star reviews that rave about its location & super host status. The solar panels create a net zero electric bill! Electric car charger in garage, automated shades, lights & HVAC in both the home & ADU. Fully fenced yard with an attractive privacy fence, includes a hot tub & exterior built-in grill that will stay with the home. The 1/1 ADU can stay fully furnished. The refrigerators, W/D, 4 mounted flat screen TV's and 2 Sony indoor projectors (\$5k per) and 1 Epson outdoor projector (\$3k) can all stay. This home is fully equipped with audio in every room including the courtyard and backyard. There is a digital central audio and video control matrix which can switch any audio or video source to any room. So many high end features added to this one of a kind custom home like the Gerkin Rhino commercial grade Low E high



performance aluminum windows, tankless water heaters, Kinetico whole house water filter and Kinetico RO unit plus more. See attached builder list for all the specs. Not reflected in the sq footage listed is the 256 sqft. screened in upstairs patio currently used as a spa retreat. Per builders plans the Main home is 1745 sqft. and the ADU is 510 sqft. for a total of 2255 square feet of air conditioned living space.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	9154364
List Price	\$1,490,000
Sale Price	\$1,351,050
Sale Date	April 18th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,255
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1214 Cotton Street
Subdivision	Robertson George L
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Connected, Underground Utilities, Water Available
Features	Internet Access
Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Concrete
Appliances	Dryer, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Microwave, Water Purifier Owned, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Outdoor Grill
Lot Description	Back Yard, Landscaped, Level, Private, Xeriscape
Windows	Aluminum Frames, Double Pane Windows
Roof	Metal
Construction	Blown-In Insulation, HardiPlank Type, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Early College