

\$1,175,000 - 1505 Travis Heights Boulevard, Austin

MLS® #9407307

\$1,175,000

2 Bedroom, 1.00 Bathroom, 1,216 sqft
Residential on 0.17 Acres

Travis Heights, Austin, TX

Welcome to this exquisite high-end listing in the heart of Austin's Travis Heights neighborhood. This beautifully maintained historic home dates back to 1928, exuding timeless charm and character. Situated just moments away from Lady Bird Lake, you'll enjoy easy access to the tranquility of nature while still being close to all the vibrant attractions and amenities of downtown Austin. As you approach the home, you'll be welcomed by a low maintenance lawn and a grand covered front porch, perfect for enjoying a morning coffee or hosting gatherings with friends and family. Step inside and discover a host of modern updates that seamlessly blend with the home's historic appeal. Recent enhancements include a new foundation and leveling, tankless hot water, blown-in insulation, solar panels, and a durable metal roof – ensuring both comfort and energy efficiency. The interior of this home is as captivating as its exterior. Long leaf pine floors create a warm and inviting ambiance throughout. The spacious living room, complete with a charming fireplace, opens up to a large dining room adorned with French doors and eye-catching shiplap walls – an ideal setting for entertaining guests or enjoying intimate meals. Two generously sized bedrooms, adorned with large windows, invite an abundance of natural light to brighten each space. These bedrooms share a full bath, providing convenience and practicality. Nestled on an oversized lot, this home boasts



a massive, Texas-sized backyard. Imagine the endless possibilities for creating your own personal oasis – whether that's adding a pristine pool, lush gardens, or a cozy outdoor living area. The backyard is fully fenced, ensuring privacy and security. Don't miss out on this rare opportunity to own a piece of Austin's history, combined with modern updates and endless potential. Embrace the elegance and convenience of Travis Heights living and make this extraordinary property your own.

Built in 1928

Essential Information

ListingFeed	abor_vow
MLS® #	9407307
List Price	\$1,175,000
Sale Price	\$1,113,750
Sale Date	August 18th, 2023
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,216
Acres	0.17
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1505 Travis Heights Boulevard
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Curbs
Parking	Off Site, Private
View	Neighborhood
Waterfront	None

Interior

Interior	Wood
Appliances	See Remarks
Heating	Central, Heat Pump
Cooling	Attic Fan, Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Masonry
# of Stories	1
Stories	One

Exterior

Lot Description	Front Yard, Gentle Sloping, Few Trees, Trees Large Size
Windows	Screens, Wood Frames
Roof	Metal
Construction	Frame, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Austin