

# \$3,500,000 - 1308 Hardouin Avenue, Austin

MLS® #9498347

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## \$3,500,000

4 Bedroom, 4.00 Bathroom, 3,116 sqft  
Residential on 0.20 Acres

Pemberton Heights, Austin, TX

Located in the heart of prestigious Pemberton Heights, 1308 Hardouin is a soft contemporary residence, comprehensively remodeled by Duckworth Custom Homes in 2014 to maximize functionality while retaining the charm of the original 1938 structure. Sited on a corner lot, this elegantly finished family home has flexible indoor and outdoor living spaces including an inviting courtyard off of a central great room. A large Ipe-decked screened in porch provides ample room for year round dining and gathering. The first floor contains all shared spaces, heart of house functions and secondary bedrooms. The second floor exclusively houses the large and well appointed primary suite. Highlights of the to-the-studs renovation include smart home technology, high design lighting and custom built-ins...all added seamlessly without sacrificing the home's original standout features (including beautiful hardwood floors). Located in one of the most graceful neighborhoods in Austin, 1308 Hardouin is a perfect blending of Old Austin charm and modern convenience.



Built in 1939

## Essential Information

ListingFeed	abor_vow
MLS® #	9498347
List Price	\$3,500,000

Sale Price	\$3,200,000
Sale Date	March 23rd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,116
Acres	0.20
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1308 Hardouin Avenue
Subdivision	Pemberton Heights
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Attached, Garage
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Stone, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Double Oven, Gas Cooktop, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Corner Lot, Sprinklers Automatic
Windows	Window Treatments
Roof	Metal
Construction	Stucco
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin