

\$1,375,000 - 1404 Ruth Avenue, Austin

MLS® #9553725

\$1,375,000

4 Bedroom, 3.00 Bathroom, 2,405 sqft
Residential on 0.28 Acres

Violet Crown Heights Sec 01, Austin, TX

Neatly tucked into the coveted Brentwood area between Woodrow Avenue and Arroyo Secco, is a stunning 3/2 + Casita and full bath Modern Farmhouse. Located on one of the largest lot sizes of .29 acres within the surrounding neighborhoods, you are within walking distance to top rated schools in the country like McCallum high school, a Fine Arts Magnet School, and Brentwood Elementary.

Although the home is nestled within a quiet street leading directly to Brentwood Park you are far more accessible to Austin's famous nightlife than you realize. You are 15 minutes away from downtown Austin, door to dock onto Lake Austin, the Austin FC, The Domain, and the NW Tech Corridor. Local favorites are a quick bike ride or walk away to enjoy margaritas at Taco Flats, a local pie from Little Deli & Pizzeria, and Fresh Plus grocery.

While the location gives you many options to plan a fun evening without the hassle of a commute, not many backyards in Austin allow you the opportunity to build the entertaining oasis of your dreams. The newly remodeled home features a spacious open floor plan, a jaw-dropping 10 foot Brazilian Granite kitchen Island, an oversized master bedroom suite with walk-in closet, and grandiose vaulted ceilings all allow this hidden gem to sparkle in every way.

As a rare added bonus, its a quick step into



the detached casita where you'll enjoy floor to ceiling windows set within nature, electricity, plumbing, AC, a killer surround sound, and a full bathroom providing you a private work-from-home space for client meetings, a home fitness studio, or as a fabulous game room and pool house for entertaining.

<https://www.youtube.com/watch?v=Inb9vsqovmA>

Built in 1950

Essential Information

ListingFeed	abor_vow
MLS® #	9553725
List Price	\$1,375,000
Sale Price	\$1,225,000
Sale Date	August 30th, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,405
Acres	0.28
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1404 Ruth Avenue
Subdivision	Violet Crown Heights Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None

Parking	Detached, Off Street
# of Garages	1
View	None
Waterfront	None

Interior

Interior	Carpet, Vinyl, Wood
Appliances	Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Oven, Range
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Lot Description	Back Yard, Interior Lot, Level, Moderate Trees, Trees Large Size
Windows	Screens, Window Treatments
Roof	Metal
Construction	Frame, HardiPlank Type, Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum