

\$1,250,000 - 1006 Kinney Avenue, Austin

MLS® #9767742

\$1,250,000

4 Bedroom, 2.00 Bathroom, 2,115 sqft
Residential on 0.16 Acres

Barton Heights, Austin, TX

Welcome to the heart of Zilker where tree-lined streets create an iconic South Austin community on the perimeter of the bustling downtown Austin scene. 1006 Kinney offers 4 bedrooms, an upstairs office/flex space, 2 living areas, 2 full bathrooms, and an updated kitchen and primary suite! The warmth of original wood floors and the natural light radiate throughout the storied home. See the letter the sellers wrote to potential buyers, which gives the history of the home.

The extensive front deck is a welcoming respite under the old oak tree which is all surrounded by a cedar fence to keep the kids or the pups inside without blocking the view of friends and neighbors out for a walk.

Through the front door, you will be greeted by a large living and dining room with light streaming through the windows and original hardwood floors. On the left side of the home sits two generous bedrooms and an stylish full bath between. Across the hall is the thoughtful kitchen with tall cabinets, storage drawers, a spacious pantry, and an intimate breakfast nook. Stairs to the second story are hidden behind a hallway door and lead to what has been used as an office plus a guest bedroom. The space could also be a workout room, art studio, or music space!

Past the kitchen are a door to the backyard, a second living area (or office), and the oversized primary suite with French doors and windows to the back yard. The remodeled primary bathroom boasts a clawfoot tub, walk



in shower, and a closet bigger than most, a rare gem!

Get ready to host backyard get togethers under the stars with enough room for parties, a pool, or maybe even an ADU!

Kinney is walkable to Zilker Elementary (Dual Language) with a public park, track, and tennis/pickleball, Alamo Drafthouse, some of the BEST restaurants and coffee shops in Austin, Barton Springs Pool, Zilker Park, ACL festival and more!

Built in 1948

Essential Information

ListingFeed	abor_vow
MLS® #	9767742
List Price	\$1,250,000
Sale Price	\$1,250,000
Sale Date	May 6th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,115
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1006 Kinney Avenue
Subdivision	Barton Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities Cable Available, Electricity Connected, Fiber Optic Available, High

	Speed Internet Available, Sewer Connected, Water Connected
Features	Playground, Park, Trails/Paths
Parking	Driveway
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Plumbed For Ice Maker, Range, Refrigerator, Range Hood, Washer
Heating	Central, Exhaust Fan, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Moderate Trees, Trees Medium Size
Windows	Aluminum Frames, Bay Window(s)
Roof	Composition, Shingle
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin