

# \$659,900 - 4513 Avenue B 2, Austin

MLS® #545318

## \$659,900

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.18 Acres

Hyde Park Annex, Austin, Texas

The rare new construction in Hyde Park. This architectural gem, with thoughtful design choices, seamlessly blends functionality with style. This open floor plan boasts great natural light and meticulous finishes and fixtures. The home overlooks a private backyard, shaded by a huge tree and greenery.

Nestled halfway between the vibrant pulse of downtown and the upscale allure of The Domain, this prime location offers the best of both worlds. Experience the convenience of urban living without sacrificing the tranquility of suburban charm. With an array of amenities and attractions just moments away, every day brings new opportunities for adventure and discovery. The appeal of local stores and restaurants is unrivaled. Walk to New World Deli, Mongers, Asstin, or Avenue B Grocery. Visit the Elisabeth Ney Museum or hang out at Moonlight Tower.

This home is equipped with energy-efficient windows, white roof shingles, and low-flow faucets, ensuring sustainability without compromising on comfort. The tankless water heater provides instant hot water while saving space and energy. Rainwater barrels are installed to cut down on water bills, promoting eco-friendly living.

For electric vehicle owners, the property includes two Level-2 EV charging ports, making it convenient to power up your vehicles



at home. Additionally, there is potential to build a tiny home on the property (to be verified with the city), offering flexibility for guest accommodation, a home office, or rental income.

Built in 2024

### Essential Information

MLS® #	545318
Price	\$659,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.18
Year Built	2024
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### Community Information

Address	4513 Avenue B 2
Subdivision	Hyde Park Annex
City	Austin
County	Travis
State	Texas
Zip Code	78751

### Amenities

Utilities	None
Features	None
Parking Spaces	1
View	None

### Interior

Interior	Tile, Wood
Appliances	Gas Range, Refrigerator, Microwave, Range

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony
Roof	Composition, Shingle
Construction	Vinyl Siding
Foundation	Slab

### **School Information**

District	Austin ISD
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### **Additional Information**

Date Listed	May 26th, 2024
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### **Listing Details**

Listing Office	Compass RE Texas, LLC
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