

Notable Features

Storybook lot in one of Austin's most charming neighborhoods. All new framing, electrical, plumbing, HVAC, foam insulation along with the following details.

Main House

General Details:

- Four Bedrooms, Three Full Baths
- Fully Refinished Original Oak Hardwood Floors
- New Plumbing, Electrical, Insulation, HVAC Systems, Framing, Drywall
- New Owen's Corning Three Tab Roof Shingles in Onyx,
- New Anderson Windows
- New Solid Core Doors
- Caesarstone Quartz Countertops in Kitchen and Bathrooms
- Recessed Lighting Throughout
- Dimmer Switches on all Interior Lights
- CAT-5 Wired for Cable / Internet / Television
- Brushed Aluminum Ceiling Fans
- Recessed Lighting with Dim Switches
- Covered Patio with Original 1940's Decorative Wrought Iron Railing
- Fully Fenced Yard with Side & Front Gated Entry
- Freshly Laid Sod & Native Landscaping

Living:

- Original Oak Hardwoods – Refinished to Natural Stain
- Raised and Vaulted Ceilings with Exposed Wood Beam
- Open Concept with Versatility for Furniture Placement

Kitchen:

- Technology! Elkay Granite Sink, made from Lucite and Quartz (Stains, Scratch, & Heat Resistant)
- Stainless Steel Hansgrohe High-Arc Pulldown Kitchen Faucet
- Garbage Disposal and Stainless Steel Hand Soap Dispenser
- Viking Stainless Steel Gas Stove with Infrared Broiler and Island Hood
- Viking Stainless Steel French Door Refrigerator and Freezer
 - *Temperature controlled drawers, air purification system, and self-closing freezer door*
- Viking Stainless Steel "Whisper Quiet" Dishwasher
- Sharp Stainless Steel Microwave Drawer Oven with Pull-Out Control Panel
- Custom Cabinetry with Soft Close Drawers
- Plenty of storage and Kitchen Pantry

Master Suite:

- Walk-in Closet with Custom Built-in Closet System
- Two Kohler Matching Master Ceramic Sinks in the Master Bath
- Kohler Stainless Steel Faucets
- Kohler Dual Flush Toilet
- Kohler Stainless Steel Rain-Shower Head with 4-Way Handheld Option

Secondary Bathrooms

- Kohler Stainless Steel Faucets
- Kohler Dual Flush Toilets
- Kohler Ceramic Sinks
- Ceramic Faux-Wood Floor Tiles

Exterior Details:

- Woodland Castlewood-Grey Shingled Roof and Rain Gutters
- Outdoor Light Fixtures Around Perimeter
- Split Fence with Latch Gate at Front & Side Entry
- Original Wrought Iron Fence
- Landscaping & Sprinkler System with Timer
 - *Zoysia grass and a new, mature Elm Tree planted*

2-Car Garage:

- Completely Reframed & Drywalled
- New Light Fixtures

Guest House

- Two Bedrooms, Two Full Baths
- Newly Poured Concrete Floors & Refinished Original Oak Hardwood Floors
- New Plumbing, Electrical, Insulation, HVAC Systems, New Metal Roof, Framing, Drywall
- New Anderson Windows
- New Solid Core Doors
- Caesarstone Quartz Countertops in Kitchen and Bathrooms
- Recessed Lighting Throughout
- Dimmer Switches on all Interior Lights
- CAT-5 Wired for Cable / Internet / Television
- Brushed Aluminum Ceiling Fans
- Recessed Lighting with Dim Switches
- Utility Room with Sliding Barn Door
- Spacious Living Room with Barn-Style Ceiling
- Original 1940's Decorative Wrought Iron Fence
- Backyard with Sod & Lueder Stone Walkway

Kitchen:

- Kitchen Aid Stainless Steel Appliances
 - *Refrigerator, Dishwasher, Electric Range & Oven, & Vent Hood*
- Garbage Disposal and Stainless Steel Hand Soap Dispenser
- Custom Cabinetry with Soft Close Drawers
- Decorative Tile Backsplash

Bathrooms:

- Ceramic Faux-Wood Hard Tile Flooring
- Tile in Standup Showers & Glass Enclosures
- Kohler Stainless Steel Fixtures