

## Notable Features:

### Property

- .14 acres in Fairview Park
- One block to South Congress and the exclusive Music Lane
- Air-conditioned garage studio with vintage solid wood beams, freshly painted beadboard walls, Pella doors and windows and attached potting shed
- 2-year-old Generac - whole house generator provides power without interruption, in any weather or outage event for any duration and is directly tied into City of Austin gas underground
- 2-year-old, solid 8' double layered wall fencing with a 4-inch air gap for additional privacy and acoustic abatement
- Room for airstream within gated area – or 4 parking spaces
- Massive heritage oak tree in front yard
- Wide front porch with antique entry door
- Commercial grade Trane HVAC
- Exterior of house completely repainted in September 2024
- Lush, low-maintenance landscaping with roses, lavender, and stone sitting area with fountain; Aggie hybrid grass, planters and lawn sprinklered
- Low utilities and upkeep costs
- Drainage system

### Interior

- 11-foot ceilings with intricate double molding
- Coffered ceiling and gas fireplace in living
- Built-in China cabinets and vintage chandelier in dining
- Kitchen: soapstone and wood countertops, upgraded hinges, custom drawers and cabinets, professional Series GE appliances, hidden storage under bar
- Stacked washer/dryer
- Primary suite with custom Elfa walk-in closet
- Primary bath: walk-in separate shower, jacuzzi tub, 2 sinks + make-up area with enclosed water closet
- Glass doorknobs
- Unique original fireplace in second bedroom
- Original flooring and windows in front part of home
- New Hunter fans throughout and on front patio
- Abundant and thoughtful storage throughout