

\$1,850,000 - 2009 E 13th Street, Austin

MLS® #3669529

\$1,850,000

4 Bedroom, 3.00 Bathroom, 2,428 sqft
Residential on 0.16 Acres

Division B, Austin, TX

Do not miss this one-of-a-kind custom-built, dream home in the heart of East Austin! This high-performance, green home achieved the Austin Energy Green Building 5 star rating and was featured on the 2018 Cool House Tour. Home includes an additional 1bd/1ba 525SF guest house above a detached 2 car garage allowing for additional income production or multigenerational living.

Alley access + 2 car off-street parking, screened back porch, 2nd story lpe deck, fully fenced front & back yards, professional landscaping installed with mature, native/drought tolerant plants, and smart home irrigation system. ~10kw of Solar PV allows the home to be net zero energy capable and potentially produce as much energy as it consumes.

Custom architectural finishes include: locally made and harvested post-oak entry door and wood flooring by Hewn, handmade tile by Clay Imports, diamond polished concrete flooring, designer light fixtures, appliances by Bertazzoni and quartz countertops throughout. Architectural grade windows & sliding doors provide amazing natural light. Home designed for healthy indoor air quality with no voc / urea formaldehyde finishes and operable casement windows with screens are ready to let in the fresh air when conditions are right.

Walking/biking distance to schools and all the



fun amenities East Austin has to offer including Sour Duck, Juiceland, King Bee Lounge, Nixta Taqueria, Waterloo Amphitheater, UT stadium, State Capitol, and Downtown Austin.

Built in 2015

Essential Information

MLS® #	3669529
Price	\$1,850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,428
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2009 E 13th Street
Subdivision	Division B
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	Park, See Remarks, Curbs
Parking	Concrete, Drive Through, Door-Single, Driveway, Detached, Electric Vehicle Charging Station(s), Garage, Garage Faces Rear, Storage, Alley Access
# of Garages	2
Garages	Garage Door Opener

View	Neighborhood
Waterfront	None

Interior

Interior	Concrete, See Remarks, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Exhaust Fan, Free-Standing Gas Range, Free-Standing Range, Disposal, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater
Heating	Central, ENERGY STAR Qualified Equipment, Heat Pump, Zoned
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Alley, Back Yard, Corner Lot, City Lot, Front Yard, Garden, Gentle Sloping, Moderate Trees, Native Plants, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Roof	Metal
Construction	Blown-In Insulation, Frame, HardiPlank Type, Spray Foam Insulation, See Remarks, ICAT Recessed Lighting, Low VOC Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum

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