

\$1,875,000 - 1109 E Riverside Drive, Austin

MLS® #3860530

\$1,875,000

4 Bedroom, 4.00 Bathroom, 3,165 sqft
Residential on 0.19 Acres

Travis Heights, Austin, TX

Nestled within the shady oak trees of the exclusive Travis Heights neighborhood, this magnificent 4-bedroom, 3.5-bath home offers the best of all worlds, including a sanctuary-like setting located within a five-minute walk to downtown Austin.

Originally built in 2001, the owner and his team spared no expense when designing this 3,165-square-foot, single-family dwelling. They continued along the “no-expense-spared” route when they completely remodeled the home last year. With its combination of indoor gathering spaces and dazzling alfresco areas, this home is primed for modern family living and entertaining at its finest.

New European, white oak flooring “sought out for its beauty and durability” is paired with Carrera Silestone counters and soaring, 10-foot ceilings throughout the home. Updated interior finishes, including floor-to-ceiling tiles, backsplashes, and fireplace surrounds; high-end light fixtures and window treatments; and sleek, cable stair railings inside and out, modernize the interiors and help create a one-of-a-kind, and completely turnkey, custom home.

But the piece de resistance of this home, is its location, which enjoys proximity to just about everything. The home is a five-minute walk across the Colorado River bridge will lead you



into the most popular areas in South Austin. It's right in the heart of it. From the shopping and nightlife of the downtown area, where companies like Google, Oracle, and Tesla are all claiming space along the shoreline, to the bucolic biking, hiking, and running trails and green spaces scattered throughout the town.

Whether you are hosting family and friends, enjoying cocktails and conversation on one of the decks, reading by the fireplaces, or simply watching the sunset over the Austin skyline, 1109 E. Riverside will provide you a lifetime worth of memories. It will be your own private oasis as well as their five-minute gateway to their cherished city's center.

Built in 2001

Essential Information

MLS® #	3860530
Price	\$1,875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,165
Acres	0.19
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1109 E Riverside Drive
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Assigned, Attached, Door-Single, Garage Faces Front, Garage
# of Garages	2
View	City, Lake, Panoramic, River
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Bedroom, Master Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Sloped Down, Landscaped, Level, Sprinklers Automatic, Trees Medium Size, Views
Roof	Composition
Construction	Brick, HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis

Property Listed by: Compass RE Texas, LLC
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