

\$2,175,000 - 1807 Pearl Street, Austin

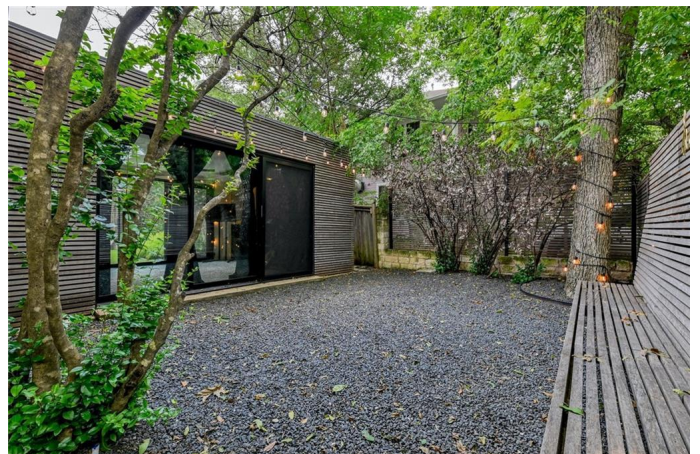
MLS® #8357759

\$2,175,000

4 Bedroom, 3.00 Bathroom, 2,675 sqft
Residential on 0.18 Acres

Division E, Austin, TX

DESIGNED TO ENTERTAIN Situated in downtown Austin in Judgeâ€™s Hill neighborhood, this unique home offers incredible charm in every room. The open-concept kitchen, living, and dining area has a seamless flow with hardwood floors that run throughout. The kitchen has been beautifully updated with a Bertazonni range, zinc countertops, a soapstone sink, and a hidden keg fridge with beer on tap. Cozy up by the fireplace with gas logs in the living room on chilly winter nights. The spacious primary suite features vaulted ceilings and windows that allow light to pour inside with views of the tranquil backyard where mature trees provide ample shade. The primary bathroom features a skylight and the guest bathroom is outfitted with an elegant claw foot soaking tub and stunning finishes. **EXPERTLY UPGRADED WITH A GUEST RESIDENCE** The original structure has been enhanced with a spacious and high-quality modern add-on with teak siding and floor-to-ceiling windows that look out at the yard and gravel courtyard with built-in seating. A well-appointed apartment over the garage features one bedroom and one bathroom, and alarm systems are setup in the main and guest residences. Both spaces are conveniently equipped with all-new plumbing with copper pipes, and a shed off of the courtyard provides extra storage. **CLOSE TO IT ALL IN A PREMIER AUSTIN LOCATION.** This property is in Downtown and close proximity to the Drag and West Campus



with easy access to MoPac and I-35. Both the Blanton Museum of Art and the Bob Bullock Museum are just blocks away for weekend culture, and the area offers many dining and shopping experiences. 24 Hour Advance Showing Notice.

Built in 1939

Essential Information

MLS® #	8357759
Price	\$2,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,675
Acres	0.18
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1807 Pearl Street
Subdivision	Division E
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Features	None
Parking	Driveway, Off Street, Paved
View	Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator, Exhaust Fan, Oven, Range, Washer/Dryer Stacked
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance
Lot Description	Level, Few Trees, Near Public Transit
Roof	Metal
Construction	Stone, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin

Property Listed by: Moreland Properties
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