

Updates & Features per seller. To be independently confirmed.

- LEED designed for maximum light
- Solid Oak floors throughout
- Custom-designed steel railing is a structural art piece
- Schwung hand-blown lighting in the dining and living rooms
- Downstairs second living can be easily converted to a bedroom with en-suite bath
- (plans available)
- New Roof installed 2024
- New Water Heater 2024
- New Kitchen fixtures, garbage disposal; recent appliances (2022)
- New Bath lighting, fixtures and mirrors
- Partial Window replacement
- Recent stain garage door & primary balcony
- Mature and healthy trees surround for a treehouse feel
- Outdoor kitchen bar with built-in grill, Green Egg, sink and refrigerator
- Custom Fire Pit with gas connection
- Patio is site-prepped for a Cowboy Pool (photos available)
- Oversized 2 car garage with extra storage and space for Ping Pong

Seller's Neighborhood Favorites: First Light Books, Bureau de Poste, Tiny Grocer,

Allday Pizza, ASTI Trattoria, Quack's Bakery, Julio's, High Top Candy, Uncle Nicky's,

Hyde Park Bar & Grill, Antonelli's Cheese and Curra's and Austin Vintage Guitars.

Convenient Proximity: Hancock Golf Course, University of Texas, Moody Center, St.

David's, Commodore Perry and Hancock Center HEB.