



\$1,899,000

**1901, HAMILTON, AUSTIN, AUSTIN, TX,
78702**

<https://elevateaustingroup.com>

Owner/Agent. One of a kind custom home in East Austin. Features include: separate ADU living quarters, two car detached garage off alleyway, additional on-site parking space in front of home, Buster & Punch electricity trim / hardware, NEST smart thermostats and Thermador commercial grade appliances. See attached spec book for full list of finishes.

- 4 beds
- 4 baths
- Single Family Residence
- Buy
- Active
- 2700 sq ft



Garrett Hill

Basics



• ELEVATE AUSTIN •

Rent or Buy: Buy
Status: Active
Bathrooms: 4 baths
Year built: 2023
Subdivision Name: College Heights Add
Bathrooms Full: 3
Lot Size Acres: 0.125 sq ft

Type: Single Family Residence
Bedrooms: 4 beds
Area: 2700 sq ft
Bathrooms Half: 1
County Or Parish: Travis
Lot Size Square Feet: 5445 sq ft

Building Details

New Construction Yes/ No: 1

View: City, Downtown, Neighborhood, Panoramic, Skyline, Trees/Woods

Accessibility Features: None

Roof: Metal

Parking Features: Additional Parking, Alley Access, Detached, Direct Access, Door-Multi, Driveway, Garage, Garage Door Opener, Off Street

Covered Spaces: 2

Garage Spaces: 2

Amenities & Features



Water Source: Public

Appliances: Bar Fridge, Built-In Freezer, Built-In Gas Oven, Built-In Gas Range, Built-In Oven(s), Built-In Range, Built-In Refrigerator, Convection Oven, Cooktop, Dishwasher, Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Water Heater, Exhaust Fan, Freezer, Cooktop Gas, Gas Range, Ice Maker, Indoor Grill, Instant Hot Water, Microwave, Oven, RNGHD, Self Cleaning Oven, Washer/Dryer, Wine Refrigerator

Sewer: Public Sewer

Waterfront Features: None

Cooling: Central Air, ENERGY STAR Qualified Equipment

Heating: ENERGY STAR Qualified Equipment

Fencing: Back Yard, Block, Fenced, Front Yard, Gate, Masonry, Perimeter, Privacy, Security, Wire, Wood

Patio & Porch Features: Covered, Deck, Front Porch, Patio, Porch

Pool Features: See Remarks

Exterior Features: Balcony, Exterior Steps, Gutters Partial, Lighting, Private Entrance, Private Yard

Window Features: Aluminum Frames, Bay Window(s), Blinds, Display Window(s), Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Tinted Windows, Window Treatments

Interior Features: Ceiling Fan(s), Chandelier, Quartz Counters, Double Vanity, Gas Dryer Hookup, Interior Steps, Kitchen Island, Open Floorplan, Pantry, Smart Home, Smart Thermostat, Storage, Walk-In Closet(s), Wired for Data

Flooring: Tile, Wood

