

\$1,399,000 - 1604 Miriam Avenue, Austin

MLS® #4832683

\$1,399,000

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.14 Acres

Chesnut, Austin, TX

Presenting a pristine (furnished or unfurnished) single-family custom home in the ever-evolving East Austin neighborhood, crafted by Hunter Wheeler Homes. The adaptable living space seamlessly integrates indoor and outdoor areas, boasting sophisticated double glass doors leading to a covered patio and low-maintenance artificial turf yard. Perfect for leisure and gatherings, this property also offers an exceptional turnkey opportunity for Airbnb rental.

Downstairs the open floor plan with hardwood floors allows for easy family or social gatherings. A Double floor to ceiling sliding glass doors allows for maximum sunlight as well as bringing in both the beautiful back and front yards. Also, downstairs an additional room can be used for a bedroom or study.

The upper floor features an opulent owner's suite with a spacious walk-in closet alongside a contemporary bathroom with a walk-in shower and dual vanities. Two additional bedrooms share an elegantly designed jack-and-jill bathroom, enhancing convenience and a 3rd pre-wired bonus room (square footage not included) can be used as a study, playroom, media room or additional bedroom.

Beautiful landscaping as well as covered patios both in front as well as in the rear of the home create additional outdoor living spaces. Part of the yard is artificial turf, perfect for a



low maintenance yard!

Situated just half a block from the MLK train station, this property offers easy access to public transportation and is a short stroll or bike ride away from East Austin's premier shopping and dining destinations and is only minutes from downtown. Immerse yourself in East Austin's vibrant lifestyle and maximize your investment potential with this remarkable newer construction, whether as your forever home or a turnkey Airbnb rental.

Built in 2022

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 4832683 |
| Price | \$1,399,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,700 |
| Acres | 0.14 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1604 Miriam Avenue |
| Area | 5 |
| Subdivision | Chesnut |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78702 |

Amenities

| | |
|-----------|--------------------|
| Utilities | See Remarks |
| Features | Curbs, See Remarks |

| | |
|---------------|-------------------|
| Parking | Carport, Driveway |
| Garage Spaces | 2 |
| View | Neighborhood |
| Waterfront | None |

Interior

| | |
|--------------|----------------------------------|
| Interior | Carpet, Tile, Wood |
| Appliances | Dishwasher, Gas Range, Microwave |
| Heating | Central |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, See Remarks |
| Lot Description | Back Yard, Few Trees, Front Yard, Interior Lot, Level, Private |
| Roof | Composition, Metal |
| Construction | HardiPlank Type |
| Foundation | Slab |

School Information

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|------------|------------|
| District | Austin ISD |
| Elementary | Campbell |
| Middle | Kealing |
| High | McCallum |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 14th, 2025 |
| Days on Market | 273 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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