

# \$759,900 - 2001 Breeze Hollow, Austin

MLS® #5953607

## \$759,900

3 Bedroom, 2.00 Bathroom, 2,019 sqft  
Residential on 0.33 Acres

South Gate Terrace Sec 01, Austin, TX

Welcome To Your Urban Retreat! This fully updated limestone ranch-style home is on a quiet cul-de-sac just minutes from downtown and one mile from the South Shore trailhead at Town Lake. Across from historic Heritage Oaks Park (recently enhanced with nature playscapes), this charming property sits on a sprawling 1/3-acre lot. With three bedrooms, including an oversized primary large enough to host a home office, as well as remodeled bathrooms throughout, youâ€™™ll be at home right away. The small balcony off the primary overlooks the backyard, ideal for peaceful mornings. The primary bathroom features a tiled walk-in shower and double vanity, providing both style and functionality. The open entry area, living room, and dining space feature a wine bar and gas fireplace for cozy evenings in. Vaulted ceilings and enormous windows fill the central space with natural light, while established elms and other native trees provide spectacular shade to the front and back yards. The large kitchen is a culinary haven, offering excellent storage and a spacious pantry with a backyard view from the kitchen sink. It's complete with an oversized island where friends and family will love to gather. Outside, find a spacious patio and expansive deck that were designed for entertaining. Full shade on the patio in the afternoon means even on hot Texas days, you can enjoy this extended space! Downstairs, an oversized laundry room, a two-car garage, and a mudroom with built-in shelving allow for



simplified living and spacious organization.

\*Interior updates include: remodeled kitchen and bathrooms, wood flooring, vinyl windows, hardie siding, and several appliances brand new this year. \*Exterior updates include: full landscaping, pergola, entertaining deck, dog run, leveled yard, and gutter/drainage improvements. This dreamy Austin home is your welcoming escape in the city, quiet and private while close enough to walk or ride to downtown destinations. Visit your urban retreat today!

Built in 1976

### Essential Information

MLS® #	5953607
Price	\$759,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,019
Acres	0.33
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### Community Information

Address	2001 Breeze Hollow
Area	9
Subdivision	South Gate Terrace Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78741

### Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Park, Trails/Paths

Parking	Attached, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Oven, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Wood Burning, Stone
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Exterior Steps, Rain Gutters, Dog Run
Lot Description	Cul-De-Sac, Sloped Down, Interior Lot, Irregular Lot, Trees Large Size, Trees Medium Size, Trees Small Size
Roof	Composition
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis

## Additional Information

Date Listed	July 30th, 2025
Days on Market	76

## Listing Details

Listing Office	Compass RE Texas, LLC
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