

\$6,280,000 - 13 Niles Road, Austin

MLS® #8468298

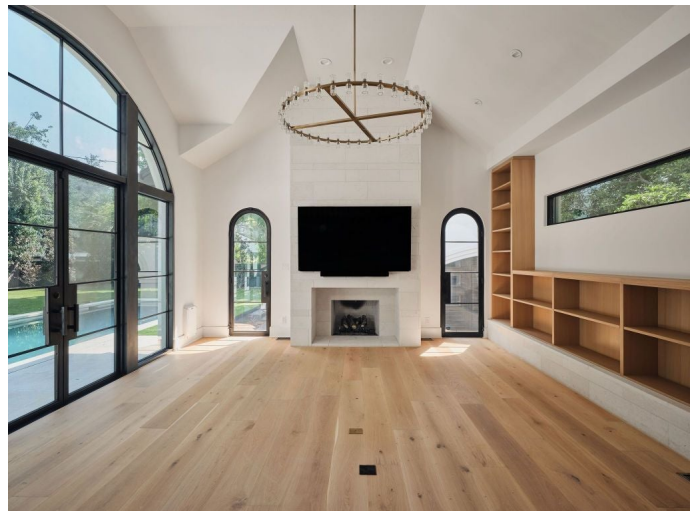
\$6,280,000

5 Bedroom, 5.00 Bathroom, 5,715 sqft

Residential on 0.38 Acres

Enfield C, Austin, TX

Some addresses define Austin. 13 Niles is one of them. Built nearly a century ago by an architect for the woman he loved, this Old Enfield estate carries a history as enduring as its brick walls and as romantic as its origin story. Today, behind its double gates and circular drive — privileges no longer allowed in Austin — the estate unfolds across .38 acres that live in full 360. Every angle offers elegance, privacy, and a seamless flow between indoor and outdoor spaces. Inside, more than 5,700 square feet showcase soaring ceilings, curated finishes, and walls of glass that invite natural light throughout. The kitchen balances art and function with custom cabinetry, bold stone, and chef-grade appliances. Just beyond, a dramatic lounge framed by exposed brick, rich millwork, and arched glass sets the stage for unforgettable evenings. The owner's retreat is a private sanctuary, complete with fireplace, balcony, and a spa-inspired bath. Additional bedrooms provide space and light, while a detached guest apartment above the porte-cochere offers independence for visitors or multigenerational living. Outdoors, the property transforms into a private resort — a pool and spa shimmer beneath mature trees, while a turf putting green greets guests at the front, a playful contrast to the estate's historic gravitas. Located in one of Austin's most prestigious enclaves, 13 Niles offers both legacy and lifestyle — minutes from Downtown, UT, and Pease Park, yet wrapped



in the heritage and exclusivity of Old Enfield.
For those who understand the value of an
iconic address, this isnâ€™t just a home. This
is 13 Niles.

Built in 1928

Essential Information

MLS® #	8468298
Price	\$6,280,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,715
Acres	0.38
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13 Niles Road
Area	1B
Subdivision	Enfield C
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Circular Driveway, Carport, Detached, Electric Vehicle Charging Station(s), Garage, Gated
Garage Spaces	2
View	None
Waterfront	None

Has Pool	Yes
----------	-----

Interior

Interior	Carpet Free, Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave
Heating	Electric
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Level, Sprinklers Automatic, Trees Large Size
Roof	Metal
Construction	Stone, Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin

Additional Information

Date Listed	September 25th, 2025
Days on Market	19

Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
----------------	------------------------------

Property Listed by: Kuper Sotheby's Int'l Realty Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 7:31pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 7:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 14th, 2025 at 7:31pm CDT