

# \$1,450,000 - 3602 Pennsylvania Avenue 1, Austin

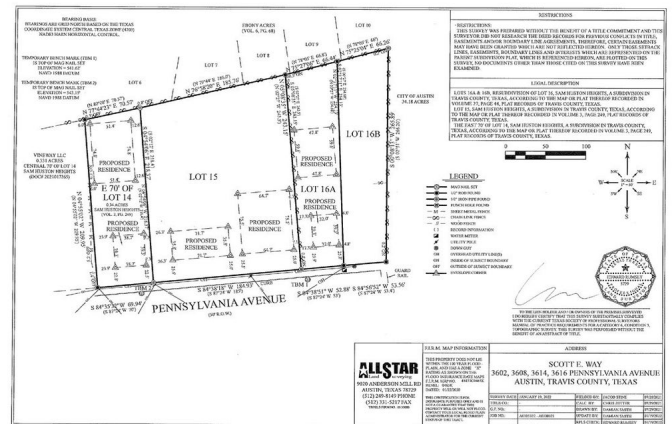
MLS® #9729034

**\$1,450,000**

4 Bedroom, 4.00 Bathroom, 2,767 sqft  
Residential on 0.20 Acres

Huston Sam Heights, Austin, TX

--Expected completion Dec 22--  
UNIQUE opportunity in 78721. A QUIET and private Cul-de-sac, surrounded by large Oaks and green space, makes you forget you are just minutes from downtown. This fully custom modern design, with an open floor plan and vaulted ceilings, opens up to a large covered porch, with skylights, facing the surrounding natural greenbelt. Great for entertaining! The neighboring lot will offer a natural easement to preserve the green space and protect the view and privacy of the outdoor spaces. Units #1 and #2 may be purchased together!

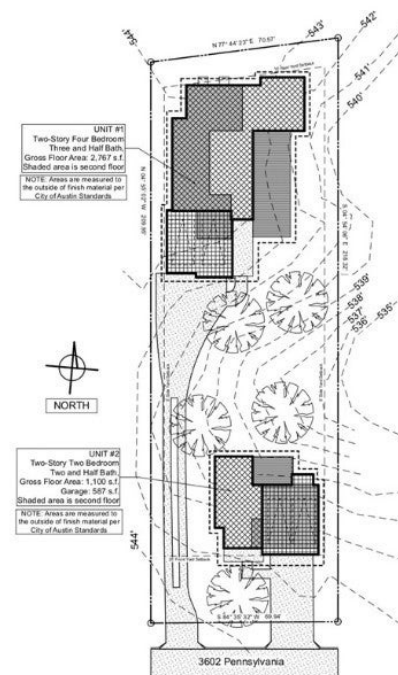


Studio Momentum - Architect  
Dawn Hearn - Interior Design

Built in 2022

## Essential Information

MLS® #	9729034
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,767
Acres	0.20
Year Built	2022
Type	Residential



## 1 Site Plan

1" = 30'

3602 Pennsylvania Avenue

Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	3602 Pennsylvania Avenue 1
Area	5
Subdivision	Huston Sam Heights
City	Austin
County	Travis
State	TX
Zip Code	78721

### Amenities

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available
Features	None
Parking	Garage
Garage Spaces	2
View	Park/Greenbelt
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Built-In Electric Oven, Built-In Gas Range, Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Water Heater
Heating	Central
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac, Trees Large Size
Roof	Metal
Construction	Brick
Foundation	Slab

### School Information

District	Austin ISD
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Elementary	Sims
Middle	Garcia
High	Akins

### **Additional Information**

Date Listed	November 4th, 2022
Days on Market	36

### **Listing Details**

Listing Office	Spyglass Realty
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