

\$1,399,000 - 1604 Miriam Ave, 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. 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

Water Feature/View

View	Neighborhood
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Community Information

Address	1604 Miriam Ave
Area	5
Subdivision	Chesnut
City	Austin
County	Travis
State	TX

Zip Code	78702
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Amenities

Utilities	See Remarks
Features	Curbs, See Remarks
Parking	Carport, Driveway
# of Garages	2

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

District	Austin ISD
Elementary	Campbell
Middle	Kealing
High	McCallum

Additional Information

Date Listed	January 14th, 2025
Days on Website	276
Days on Market	143

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