

# \$734,900 - 1802 Overhills Dr A, Austin

MLS® #7250088

**\$734,900**

4 Bedroom, 5.00 Bathroom, 2,149 sqft

Residential on 0.25 Acres

Grant Park, Austin, TX

New construction duplex with 3 bedrooms, 3.5 bathrooms PLUS detached garage studio space with full additional bathroom and kitchenette. Second set of washer/dryer hookups in garages. Each duplex will get a garage+studio building. Entire lot is fenced, with motorized joint access gate. Extremely high end finishes include 36" Cafe gas range, quartz clad range exhaust, herringbone oak flooring on main level and primary bedroom, 2" dimmable recessed lighting (that creates the softest and most welcoming evening glow! Perfect for evening relaxation!!), epoxy garage floor coating, THREE zones of AC in the main structure plus a mini-split for the garage studio space, Spray Foam insulation for all exterior walls, Andersen 100-series full-divided-lite casement windows, hidden microwave in pantry, custom designed cabinets with under-cabinet lighting in kitchen and bathrooms, unique and high end tile in bathrooms, Trex-style low maintenance exterior decking, photocell nightlights in bathrooms and hallways, matte black door hardware throughout, Google Nest Doorbell and Thermostats throughout, Cafe appliance package. The HOA will \*NOT\* restrict STR.

Built in 2024

## Essential Information

MLS® #	7250088
Price	\$734,900



Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,149
Acres	0.25
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	1802 Overhills Dr A
Area	5
Subdivision	Grant Park
City	Austin
County	Travis
State	TX
Zip Code	78721

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Features	Curbs, None
Parking	Detached, Garage, Driveway, Gated
# of Garages	1

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Exhaust Fan, Gas Range, Plumbed For Ice Maker, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Stories	Three Or More

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
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Lot Description	Front Yard, Landscaped, Few Trees, Gentle Sloping, Private, Xeriscape
Roof	Shingle, Asphalt
Construction	HardiPlank Type, Blown-In Insulation, Frame
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Norman-Sims
Middle	Martin
High	Northeast Early College

### **Additional Information**

Date Listed	February 17th, 2025
Days on Website	239
Days on Market	226
HOA Fees	100
HOA Fees Freq.	Monthly

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