

HILLSIDE HOUSE HIGHLIGHTS



*One story living in an amazing blend of old meets new in Travis Heights
78704: Not just a zip code, but a way of life...*

WHAT: A COOL, CLOSE IN TRAVIS HEIGHTS AWARD WINNING HOUSE

An extraordinary work of art for the very discriminating buyer that is one of 6 houses featured in ***Alterstudio Architecture: 6 Houses***, which presents six houses from the widely recognized firm in great detail, representing different ways to approach the opportunities latent in the problem of the single-family-house. This house is featured on Subdivision Locator Service's website, which provides locations for print and video shoots for ATX and beyond. From the minute you enter the house, you will see that no attention to detail is spared.

WHERE: IN THE HEART OF SOCO

1.8 miles to the State Capitol, a short walk to shopping, restaurants, Little Stacy Neighborhood Park, the hike and bike trail, and 10 miles to the airport. Every commute made easy with access to all major highways, especially I-35, Mopac, and 71.

TELL ME MORE: GREEN, SMART AND PRIVATE

INSIDE:

- Ultragreen built home with reclaimed oak accents, recycled materials and other eco-amenities
- Glass walkway separates bedrooms from kitchen/living space but still gives the house a sense of continuity
- Open-air kitchen/dining/great room combination
- Polished concrete floors
- Soaring ceilings and skylights allowing for an abundance of natural light
- Ultimate in quality upgrades: Miele appliances, Wolf range, Sub-zero refrigerator, built in microwave/stove combo, Hansgrohe fixtures, Linnea/Baldwin hardware, handmade Moroccan tile, Carrara marble
- Additional full-size pull out pantry located in the laundry room
- Nest—thermostat, cameras
- AT& T Digital fire and alarm system
- Sonos Music System throughout
- Icynene spray foam insulation
- Storage galore: Attic storage (accessible by custom ladder), storage behind upstairs closet
- Blackout window coverings on select bedroom windows
- Custom designed bedroom closets

BONUS! Living space/bathroom upstairs—media room, bedroom, guest quarters, office, playroom—endless possibilities!

OUTSIDE:

- High-tech Eco Piora pavesstones in the driveway to help capture rainwater runoff
- Backyard sprinkler system
- Drought resistant landscaping and lush lawn
- Sparkling pool, for laps or lounging
- Fenced in backyard
- Two car carport designed by *Alterstudio**
- Electric car charger outlet

**Alterstudio Architecture of Austin, Texas focuses its attention on the relationship between the material facts of architecture and the social occasions it shelters and invites. The work is rooted in deep-seated virtues of architecture generous space making, shrewd manipulation of day lighting, and meticulous attention to detail. The heightening of direct human experience and the framing of the complex circumstances of their situations are at the core of each project.*

"The Hillside residence is a very special and unusual house. It is a home that both respects the established culture of the neighborhood and embraces the modern world through the new addition behind. The situation and design set it apart from other houses in Austin, and it is a home full of subtlety and nuance."

Kevin Alter, Centennial Professor in Architecture at University of Texas at Austin and Owner of Alterstudios

DID YOU KNOW: *What, there's more?*

This house has been used by Subdivision Location Services for shoots in architectural magazines, movies, and ads
<https://www.subdivisionlocations.com/travis/>

"The Hillside house with its classic bungalow facade and its modern addition and detailing is the definition of 'new Austin cool'" *Tobie Wahl, Subdivision Locations Director and Chief Scout*

Awards

2013: Texas Society of Architects Design Award, AIA Austin Design Award-Honor, Texas Architect "Design Awards-Hillside Residence."

Bungalow Plus Modern Addition Equals Perfect Austin Home."

<https://www.youtube.com/watch?v=y-dT8gxt8lo>

http://www.customhomeonline.com/project-gallery/hillside-residence_2_o

<https://www.dwell.com/article/1920s-bungalow-plus-modern-addition-equals-perfect-austin-home-b0d454f8>

<https://texasarchitects.org/wordpress/txa-2013-design-awards-announced/>

<https://alterstudio.net>

2015: Featured on Alterstudio's website, Builder's Choice Custom Home Design Award, Dwell Magazine "1920s