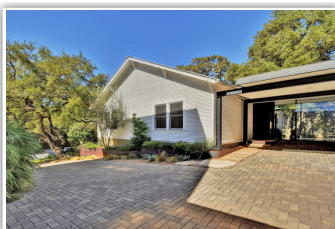
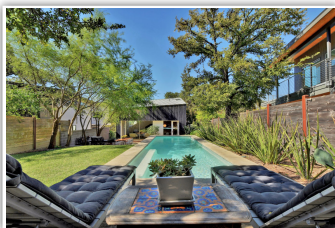
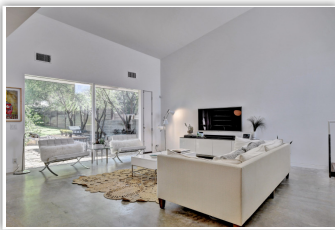


# Hillside House ATX

1303 1/2 Hillside Avenue  
Austin, TX 78704



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**Keller Williams Luxury Int'l**  
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Virtual Tour: [www.seetheproperty.com/252989](http://www.seetheproperty.com/252989)

## DESCRIPTION & DETAILS

New to the market is another quality, unique and award winning property from **Alterstudio Architecture**, behind the talented design of Kevin Alter. It's a blend of old and new, from recycled wood, cypress paneling, metal roof, handmade Moroccan tiles, Miele and Wolf appliances, and huge carrara marble island. Energy efficient, low maintenance, fenced in private yard, pool, easy one story living in this highly desirable, close in **Travis Heights** neighborhood. Multizone, wireless sound system throughout, 2 Nest thermostats and digital fire/alarm system.

This home is the REAL definition of the new **Austin Cool**. You'll feel like you're on one big vacation living here; a home that is efficient, remarkably livable, private and peaceful.

**INTERIOR FEATURES:** Level 5 drywall finish, accents throughout of original ship lap wood, original oak and polished concrete floors, handmade block-print wallpaper, Moroccan mosaic tiles in bathrooms, glass-enclosed breezeway, hidden skylights, sleek pocket doors, vent window, low e windows, Carrara marble bar, Miele and Wolf appliances, custom euro-style cabinets, hidden outlets, Nest, Sonos, 6 entertainment bundles with cat5/cat6, digital alarm and fire system, Baldwin door hardware, Led lights, Modern Fan Co. ceiling fans, Duravit sinks, designer light fixtures throughout

**EXTERIOR FEATURES:** 2 car carport, metal roof, steel planter beds, concrete 7' pool, zyoisa grass, backyard sprinkler system, Mark Word landscaping, handlayed mexican brick patio, pervious pavers in driveway, outdoor speakers, all new siding on original house, large outdoor storage area, lifetime guarantee against termites

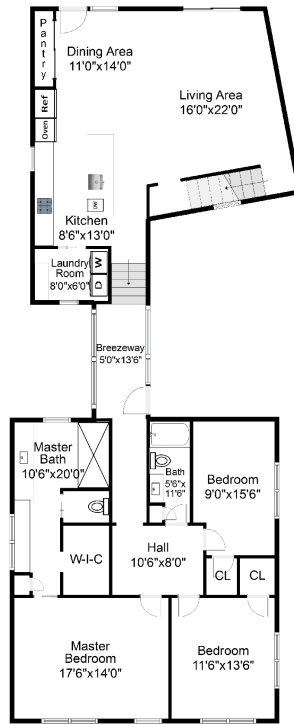
**AWARDS:** Texas Society of Architects Design Award (2013), AIA Austin Design Award-honor (2013), Featured in Dwell Magazine (2015), Builder's Choice Custom Home Design Award (2015), Featured on Alterstudio Architecture website

**DID YOU KNOW?** Subdivision Location Services has used this home for magazine ads, movie shoots

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## First Floor



## Second Floor

