



WRITING SAMPLE

Client: Maxavenue

Classic Craftsman Stunner in Hancock/Hyde Park

By Gretchen Heber

Own a piece of traditional Hyde Park charm with this Central Austin stunner! This 2-story, 4-bedroom, 2.5 bedroom beauty combines a modern open floor plan with the classic, Craftsman-style architecture this part of Austin is famous for. Repurpose any of the upstairs bedrooms to suit your family's needs — game room, workout room or wherever your imagination leads you!

You'll appreciate the proximity of this house to Lee Elementary (one block) and to downtown Austin (three miles). Enjoy shopping and dining out with plenty of options within a mile of this home. Nearby recreational opportunities abound, with Hancock Golf Course and Hancock Recreation Center — featuring picnic areas, basketball court, a sports field and plenty of family activities — a short walk away. Also nearby is Eastwoods Neighborhood Park, with its summer-fun splash pad.

You'll love this home from the moment you catch sight of its wide, welcoming front porch that exudes classic Craftsman charm. Open the brightly colored front door and notice the gleaming hardwood floors. To the left, see beautiful French doors that open into a spacious home office, and to the right, you'll be glad for an adorable built-in nook with a shelf space perfect for your keys — just one of many architectural features of this home, which also include a tray ceiling and crown molding.

Wonderful possibilities for entertaining — inside and out

You'll appreciate the separate formal dining room with a lighted inset to showcase a favorite furniture piece. Walk further into the home and see the modern floor plan with the living room, kitchen and breakfast nook all in one open space — perfect for entertaining guests and keeping an eye on everything. A gas fireplace is topped by a lovely mantle, and a lighted nook provides display space and storage. Divided-light period windows allow plenty of sunlight to flood in, and ceiling can lights throughout the home fill in for Mother Nature at nighttime.

The spacious master bedroom provides a large walk-in closet and a beautiful ensuite bathroom with double vanities, bathtub, walk-in shower and spectacular tilework.

Just off the living room is a screened-in porch with dual ceiling fans, perfect for enjoying a warm summer evening. The backyard is beautifully landscaped and fully fenced.

Back inside, enjoy the updated kitchen with sparkling black countertops, brilliant white cabinets, stainless steel appliances and a spacious center island with plenty of room for countertop dining. A small breakfast area adjoins, and a laundry room has great storage.

Enjoy alley access to a detached two-car garage with abundant space for cars, hobbies and storage.

Claim your own piece of Austin tradition with this Craftsman bungalow that's thoroughly modern yet completely charming, and close to everything that matters in Central Austin.

MLS

Traditional charm in Hancock near Hyde Park: 2-story, 4 bedrooms, 2.5 bathrooms — lots of flexibility! Near shops & dining. Modern open floor plan blends seamlessly with classic Hyde Park look. Architectural touches like crown molding & tray ceiling, plus gleaming hardwoods. Breathtaking curb appeal, screened-in back patio & good-sized backyard. Work from home in separate office space & then retreat to master bedroom w/ spacious en suite. Updated kitchen has large center island. Detached 2-car garage.