

\$2,700,000 - 1503 Alta Vista Avenue, Austin

MLS® #4785707

\$2,700,000

3 Bedroom, 4.00 Bathroom, 3,536 sqft

Residential on 0.16 Acres

Travis Heights, Austin, TX

ELEGANT MINIMALIST MODERN IN TRAVIS HEIGHTS

Located on a premier hillside street in Travis Heights, this modern home at 1503 Alta Vista offers superior craftsmanship and thoughtfully designed spaces, including a finished third floor with panoramic downtown skyline views.

Clean design and a palette of beautiful natural materials come together in this woodsy home dropped from the pages of Dwell magazine. Custom millwork with generous storage, luxurious quartzite and quartz countertops, and recessed lighting run throughout the open, yet clearly defined kitchen, living, and dining spaces.

The primary suite features a large master bath with soaking tub, walk-in shower, and generous walk-in closet. The laundry is conveniently located on the second floor along with two ensuite bedrooms, each with a large closet and bathroom. The third floor flex space can accommodate a fourth bedroom, office, and/or social space to take in the truly spectacular views of the downtown Austin skyline and west Austin hills.

Designed by Cotera + Reed Architects, with 30+ years of architectural design experience in Austin and developed by Alta Design Partners, the home is notable for its quality of construction with steel beam reinforcing and rock solid framing, quality of materials with



Marvin windows, solid wood doors, Forest Stewardship Certified (FSC) wood, handmade tile, and more.

The property is located on one of the prettiest streets in the neighborhood, lined with grand heritage live oaks, classic cottages, and newer moderns. Coveted alley access provides easy parking and entry, and the charming backyard has room for a small pool. A stroll away from South Congress shopping and entertainment district, the hike and bike trail, and a mere minutes drive to downtown, Rainey, and the East Side, scoop up this rare quality new construction with the perfect layout and location for vibrant Austin living.

Built in 2024

Essential Information

MLS® #	4785707
Price	\$2,700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,536
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1503 Alta Vista Avenue
Area	6
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX

Zip Code 78704

Amenities

Utilities Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Connected, Water Connected

Features Barbecue, Dog Park, Lake, Playground, Park, Pool, Street Lights, Tennis Court(s), Trails/Paths

Parking Alley Access, Driveway, Off Street, Parking Pad

View City, Neighborhood, Trees/Woods

Waterfront None

Interior

Interior Wood

Appliances Built-In Electric Oven, Cooktop, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Water Heater, Exhaust Fan, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Water Heater, Wine Refrigerator

Heating Central, Electric, ENERGY STAR Qualified Equipment, Heat Pump

Stories Three Or More

Exterior

Exterior Features Exterior Steps, Lighting, Permeable Paving

Lot Description City Lot, Trees Large Size, Alley

Roof Metal

Construction Frame, Glass, Low VOC Insulation, Stone, Spray Foam Insulation, Wood Siding, Cedar

Foundation Slab

School Information

District Austin ISD

Elementary Travis Hts

Middle Lively

High Travis

Additional Information

Date Listed September 18th, 2025

Days on Market 64

Listing Details

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