

\$5,999,000 - 13 Niles Road, Austin

MLS® #8468298

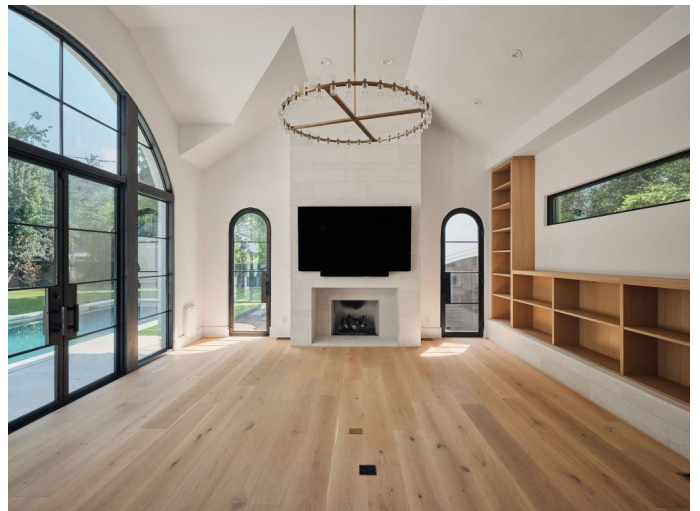
\$5,999,000

5 Bedroom, 5.00 Bathroom, 5,715 sqft

Residential on 0.38 Acres

Enfield C, Austin, TX

Some addresses define Austin. 13 Niles is one of them. Built nearly a century ago by an architect for the woman he loved, this Old Enfield estate carries a history as enduring as its brick walls and as romantic as its origin story. Today, behind its double gates and circular drive — privileges no longer allowed in Austin — the estate unfolds across .38 acres that live in full 360. Every angle offers elegance, privacy, and a seamless flow between indoor and outdoor spaces. Inside, more than 5,700 square feet showcase soaring ceilings, curated finishes, and walls of glass that invite natural light throughout. The kitchen balances art and function with custom cabinetry, bold stone, and chef-grade appliances. Just beyond, a dramatic lounge framed by exposed brick, rich millwork, and arched glass sets the stage for unforgettable evenings. The owner's retreat is a private sanctuary, complete with fireplace, balcony, and a spa-inspired bath. Additional bedrooms provide space and light, while a detached guest apartment above the porte-cochere offers independence for visitors or multigenerational living. Outdoors, the property transforms into a private resort — a pool and spa shimmer beneath mature trees, while a turf putting green greets guests at the front, a playful contrast to the estate's historic gravitas. Located in one of Austin's most prestigious enclaves, 13 Niles offers both legacy and lifestyle — minutes from Downtown, UT, and Pease Park, yet wrapped



in the heritage and exclusivity of Old Enfield.
For those who understand the value of an
iconic address, this isnâ€™t just a home. This
is 13 Niles.

Built in 1928

Essential Information

MLS® #	8468298
Price	\$5,999,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,715
Acres	0.38
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13 Niles Road
Area	1B
Subdivision	Enfield C
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Circular Driveway, Carport, Detached, Electric Vehicle Charging Station(s), Garage, Gated
Garage Spaces	2
View	None
Waterfront	None

Has Pool Yes

Interior

Interior Carpet Free, Tile, Wood
Appliances Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave
Heating Electric
Fireplace Yes
of Fireplaces 3
Fireplaces Family Room, Living Room, Primary Bedroom
of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Private Yard, Rain Gutters
Lot Description Back Yard, Front Yard, Level, Sprinklers Automatic, Trees Large Size
Roof Metal
Construction Stone, Stucco
Foundation Pillar/Post/Pier, Slab

School Information

District Austin ISD
Elementary Casis
Middle O Henry
High Austin

Additional Information

Date Listed September 25th, 2025
Days on Market 56

Listing Details

Listing Office Kuper Sotheby's Int'l Realty

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