



# FEATURES LIST

Listed by Nicky Popov & Beth Rountree



**3 BED | 2 BATH | 1601 SQ FT**  
**GRACYWOODS NEIGHBORHOOD**

**1305 DOONESBURY**  
**AUSTIN, TX**

**PH: 512.293.1608**  
**LISTED AT \$445,000**

[RIDDLEMEDIALLC.HD.PICS/1305-DOONESBURY-DR/IDX](http://RIDDLEMEDIALLC.HD.PICS/1305-DOONESBURY-DR/IDX)

## TURNKEY NORTH AUSTIN GEM IN THE HEART OF GRACYWOODS

WELCOME TO THIS BEAUTIFULLY UPGRADED, MOVE-IN READY HOME NESTLED ON A QUIET, TREE-LINED STREET IN THE DESIRABLE GRACYWOODS NEIGHBORHOOD. JUST MINUTES FROM THE DOMAIN, APPLE, SAMSUNG, AND Q2 STADIUM, THIS HOME BLENDS COMFORT, LOCATION, AND VALUE WITH STYLE AND SUBSTANCE.

### INTERIOR HIGHLIGHTS:

- 14-FT VAULTED CEILINGS IN LIVING AND DINING AREAS
- TRAVERTINE AND NATURAL STONE FLOORS
- (INCL. LUXE MOSAIC AT FRONT ENTRY)
- ALL LED LIGHTING THROUGHOUT
- BRAND-NEW REFRIGERATOR & MICROWAVE (2025)
- NEWER DISHWASHER (LIGHT USE)
- UPDATED PLUMBING FIXTURES IN KITCHEN AND BOTH BATHS
- RECONDITIONED ACRYLIC TUB AND SHOWER SURROUNDS
- FRESH PAINT THROUGHOUT INTERIOR & EXTERIOR
- NEW BIFOLD CLOSET DOORS
- NEW INTERIOR KNOBS AND HARDWARE
- WASHER, DRYER, AND 2ND REFRIGERATOR INCLUDED
- WINDOWS PROFESSIONALLY CLEANED
- LUXE MOSAICS AND CUSTOM TILE FEATURES THROUGHOUT

### SECURITY & SYSTEMS:

- NEW AC / FURNACE UNIT (2025)
- NEWER ROOF ARCHITECTURAL GRADE SHINGLES (2023)
- WINDOWS NEW 2016 (VINYL DH DUAL-PANE E-GAS ENERGY EFFICIENT, QUIET)
- NEW FRONT & BACK DOOR LOCKSETS WITH DEADBOLTS (2024)
- NEW INTERIOR DOOR KNOBS
- NEW INTERIOR GE ELECTRICAL PANEL (2025)
- INSPECTED /RECONDITIONED EXTERIOR GE ELECTRICAL PANEL (2025)
- NEW SMOKE ALARMS AT GARAGE ENTRY AND BEDROOM HALL
- CEILING FAN IN LR AND CEILING EXHAUST FAN IN GARAGE (TO ATTIC)
- SATELLITE DISH INSTALLED ON ROOF
- GOOGLE FIBER INSTALLED
- DIGITAL ANTENNA INSTALLED IN ATTIC
- NEW GAS FIREPLACE BURNER AND STONE FIREPLACE IN LR

## CONTACT YOUR AGENT OR SCHEDULE A TOUR TODAY!

THIS HOME IS A RARE BLEND OF UPGRADES, CHARM, AND PRIME LOCATION—DON'T MISS IT.

### EXTERIOR FEATURES:

- PARK-LIKE BACKYARD SHADED BY 5 TREE LIVE OAK GROVE
- FRONT YARD SHADED BY MATURE, MAINTAINED TREES INCL CENTURY OAK
- NEW WOOD PRIVACY FENCE WITH UPSCALE FOREST GREEN FABRIC COVERING
- DECORATIVE RIVER ROCK LANDSCAPING FRONT AND BACK
- 2" THICK PROFESSIONALLY INSTALLED STONE DECK IN BACK
- MASTER BDRM HAS SMALL PATIO PAST SLIDING BAY WINDOW
- BACK YARD LIGHTING (4 ADJUSTABLE LIGHTS)
- TUFF SHED 5X12 (2023)
- AWNINGS OVER FRONT WINDOWS
- POWER-WASHED DRIVEWAY AND HOME EXTERIOR

### NEIGHBORHOOD PERKS:

- LOCATED IN GRACYWOODS – HOME OF AUSTIN'S FAMOUS FREE-ROAMING GUINEA HEN FLOCK
- CLOSE TO WALNUT CREEK PARK, NORTHSTAR NATURE TRAIL, AND GREENBELTS
- WALK TO BRENTWOOD CHRISTIAN SCHOOL, NYOS CHARTER SCHOOL, MCBEE AISD
- MINUTES TO AUSTIN FC STADIUM, APPLE, SAMSUNG, AND SHOPPING
- BLOCKS TO HISTORIC CHINA TOWN DISTRICT WITH RESTAURANTS & SHOPS
- QUIET STREET WITH TRUE AUSTIN CHARACTER
- LOCAL WILDLIFE