

# 1024 Bonham Terrace- FEATURES

## NEIGHBORHOOD FAVORITE FEATURES

1. Travis Heights is practically a Heritage Live Oak forest — the property features three live oaks, dozens more line the street.
2. Neighborhood gems of Big & Little Stacy Park feature a year-round, warm swimming pool fed by natural underground springs, a tree-lined, crushed granite hike/bike trail, a charming meandering creek begging for exploration, and a recreation area featuring two tennis courts, a basketball court, a grass volleyball court, a seasonal childrens' wading pool, and an expansive, shaded playground renovated in 2020.
3. The home is minutes to downtown by bike and seconds to major thoroughfares (Riverside, 35, 290) by car, but nestled on a quiet street that feels sleepy & remote.
4. 15-minute walk to South Congress for shopping, live music, coffee, and countless fabulous restaurants.
5. Easy ¼ mile to Lady Bird Lake trail including recently upgraded pedestrian crossing 6 blocks from the house.

## HOUSE FAVORITE FEATURES:

Owners have carefully and lovingly restored many of the home's original 1929 features including original shiplap walls, original oak floors, original front door, original stucco & trimwork (with carefully matched trim, door details, and knobs in the newer addition) — chock full of character.

State-of-the-art custom kitchen outfitted with everything you need, overflowing with character and unique touches throughout. For example, the unique kitchen peninsula countertop is built from local pecan wood milled at Berdoll SawMill east of Austin. This particular pecan tree was struck by lightning and felled by a storm on private property, then discovered and harvested with permission by the Berdoll owner.

Kitchen/dining suite offers ultimate flexibility: perfect both for entertaining large groups — overflowing with ease onto the expansive covered patio — while also offering an intimate, cozy feel for quiet family dinners.

Lot-and-a-half size allows for ample sun in the garden zone of the backyard. It's a warm, fertile spot for growing tomatoes, peppers, and more. Also features a very productive fig tree.



# 1024 Bonham Terrace- FEATURES CONT.

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The stunning limestone back patio with raw cedar posts stays cool and breezy well into early summer with convenient cross breeze & ceiling fans. Perfect spot for backyard parties, al fresco dining, and watching kids and squirrels play in the massive tree in the backyard.

The airy primary bedroom & screen porch feel like a peaceful treetop retreat with vaulted ceilings and tons of natural light. Sitting on the screen porch, it's easy to forget your surroundings — no neighboring homes in sight, you're alone with the magical trees. A charming spot to enjoy a coffee or a cocktail and watch the squirrels race along the branches — or to stay totally dry while soaking in an epic Central Texas thunderstorm.

The Artisan-built treehouse is a one-of-a-kind work of art — Designed & built by local artist Aldo Valdes Bohm of new and salvaged materials inspired by the hull of an old sailing ship. Spacious deck, screened windows, removable storm shutters, climbing rope, seamless tie-in to pre-existing playscape with slide and ladder for a magical treetop adventure.

Ample storage throughout the property, including two spacious storage closets in attic, one of which is cedar-lined with a long hanging bar for out-of-season clothing.

Rare for the neighborhood: an oversized, finished two-car garage with plenty of room for a workbench and car parking, a large storage loft, and a separate covered shed behind.

Quiet street with very little traffic, sleepy, intimate neighborhood feel but with easy access to everywhere — a few blocks from SoCo, Riverside, I-35, Stacy Park (featuring a quiet running trail, two tennis courts, a playground renovated in 2021, and a year-round heated outdoor swimming pool), Lady Bird Lake running trail, quick bike ride to downtown or Barton Springs, minutes to MoPac or Ben White by car.

Seamlessly integrated into the best of Austin culture: From the backyard you can faintly hear big sets playing during ACL fest in the fall; during SXSW you're a 15-minute walk to the legendary South By San Jose venue, historic Continental Club, and more.

