

\$1,145,000 - 2305 E 8th Street, Austin

MLS® #3697727

\$1,145,000

3 Bedroom, 3.00 Bathroom, 1,748 sqft

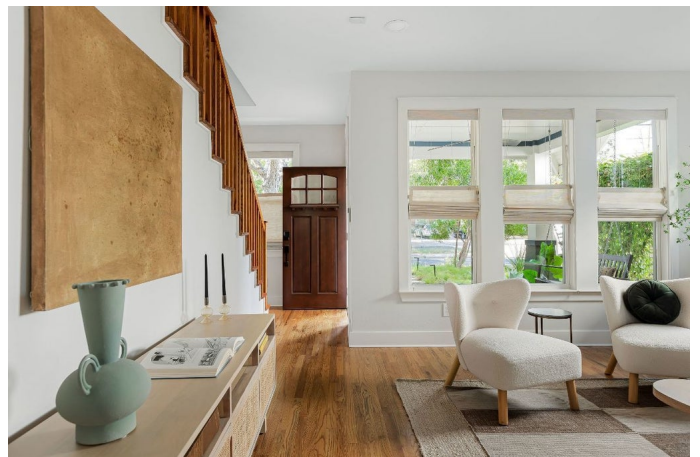
Residential on 0.13 Acres

Grandview Place, Austin, TX

Buy this and have the same monthly payment as a \$898,000 home using exclusive seller financing available where you can lock in a 3.99% rate for up to 5 years and save up to \$30K in closing costs! You'll love this peaceful, leafy street in one of the most coveted pockets of East Austin. It's urban, yet balanced. A community alive with creativity, music, and food culture. From your door, stroll to Desnudo for coffee, Veracruz for tacos, or Lady Bird Lake for a morning run or paddle. UT and downtown are just minutes away, keeping you close to the heart of Austin while tucked into a neighborhood that feels like its own sanctuary. Dinner at Suerte, Ezov, or Canje keeps every evening full of possibility, with LoLo Wine Bar just down the way.

Inside, designer Audrey Scheck reimaged this home with the kind of finishes usually reserved for custom builds. The kitchen is a showpiece with custom Bellmont cabinetry, dramatic quartz veining, an oversized Kohler Prolific sink, and aged-brass fixtures. The bathrooms are curated with hand-painted Cle and Zia Zellige tile, bespoke wood vanities, and quartz counters. The downstairs primary suite features luxe Shade Store window treatments, while upstairs offers two bedrooms plus a flexible loft for a home office or yoga retreat.

Light pours in from the windows across the real hardwood floors and the custom lighting leads you out to your screened-in porch that opens to a backyard sanctuary. Native



landscaping, a firepit, expanded deck, and designer outdoor lighting create an unforgettable retreat.

Thoughtful updates extend beyond design: a GAF HDZ Timberline roof, LeafGuard gutters, and HVAC upgrades give you peace of mind. This is more than a home. It is a sanctuary in the heart of East Austin, where every detail has been elevated for forever living.

Built in 2006

Essential Information

MLS® #	3697727
Price	\$1,145,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2305 E 8th Street
Area	5
Subdivision	Grandview Place
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Curbs, Internet Access, Lake, Park, Restaurant, See Remarks, Sidewalks, Trails/Paths

Parking	Driveway, Off Street
View	Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Alley, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Moderate Trees, Native Plants, Private
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Zavala
Middle	Martin
High	Eastside Early College

Additional Information

Date Listed	September 5th, 2025
Days on Market	53

Listing Details

Listing Office	Compass RE Texas, LLC
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