

For Sale

303 Navasota Street

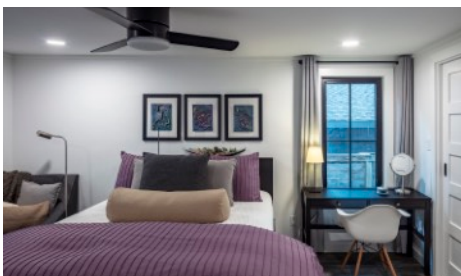
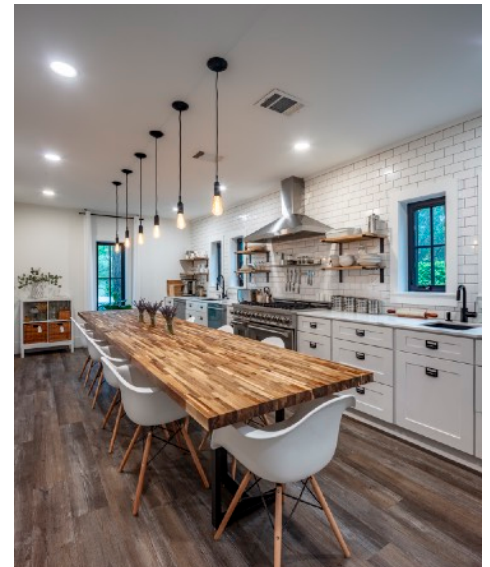
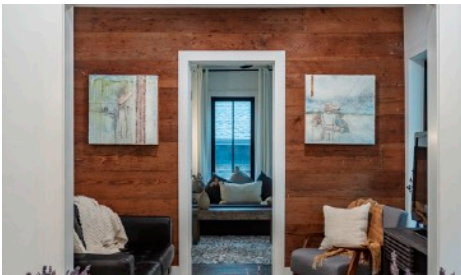
East Austin - 78702

Main: 964 SF & ADU: 200 SF [owner]
2 bed / 2 bath

Skout^x

Roland Galang
Broker | CLHMS, LEED AP
512 791.1584
Roland@SkoutAustin.com

New
Listing



303 Navasota is truly an architectural gem to be discovered. Fall in love with this charming 1920 bungalow, transformed into a modern farmhouse that fully embraces simple aesthetics, without sacrificing comfort. Situated on a compact footprint, this meticulously renovated bungalow focuses on maximizing functionality through intentional design. Integrated within a thoughtfully landscaped yard, a studio addition in back provides dedicated work space, with a zen-inspired loft atop for a quiet retreat. Conveniently located within the Saltillo TOD, walk to Plaza Saltillo Station (CapMetro Red Line); one block to Red-Line Bikeway that goes to Downtown and Lady Bird hike n bike trail.

Quick Facts

- 1920 Bungalow fully renovated [2022]
- Studio ADU in back [2023] w/in beautifully landscaped yard
- Large Dining Farmhouse Kitchen: custom cabinetry & shelving; quartz counters; large single-basin black sink+bar sink; 6-burner commercial-style gas range; 2 ovens; 2 dishwashers
- Hall Bath: walls covered w/ reclaimed original long-leaf pine wood slats; hexagon mosaic tile, narrow soaking tub
- HVAC [house - 2022]: Lenox 2 ton, 16 SEER / Mini-split [studio - 2023]: Mitsubishi Mini-split 16 SEER, 18,000 btu wall mount heat pump
- Parking: private alley-access parking (2 spaces) w/ sliding gate; additional on-street Residential Permit Parking

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303 Navasota - Home [fully renovated 2022]



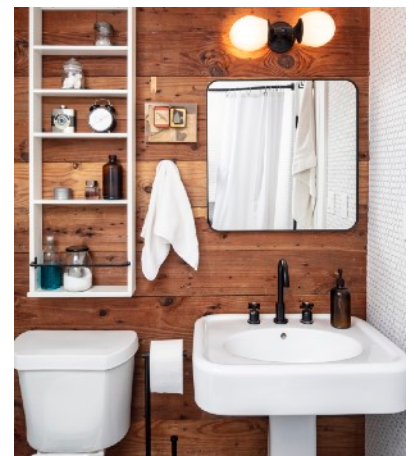
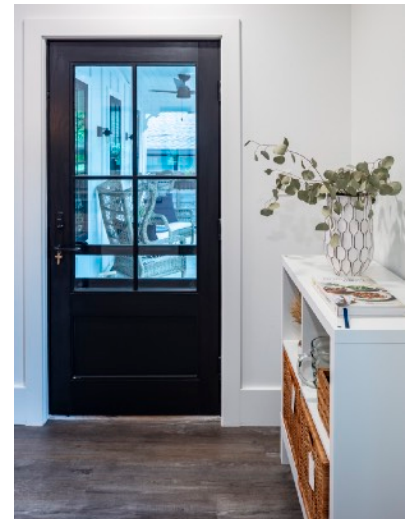
>> Retaining Character of 1920's Bungalow

- Deep front porch w/ outdoor ceiling fan
- Anderson front door w/ screen door
- Anderson casement & awning window
- Original long-leaf pine wood-slats (salvaged from house during renovation) cover walls in bath living spaces - w/ nail holes adding character & pointing to the home's history
- Prairie-style 5-panel, solid core doors
- Newly renovated hall bath - hexagon mosaic tile, narrow soaking tub, pedestal sink w/ black cross-knob fixtures



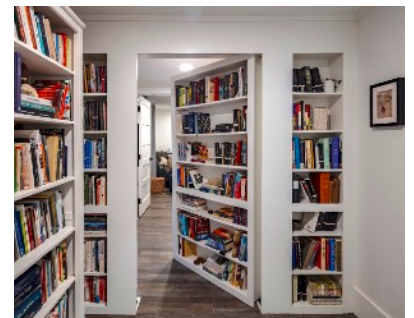
>> Large Dining Farm-House Kitchen

- Custom cabinetry w/ black, customizable library pulls
- Quartz countertops
- Large, single-basin black sink w/ commercial hand-held sprayer
- Additional black bar sink
- 6-burner, stainless steel commercial-style range & griddle + two ovens
- Two dishwashers for ease of entertaining without using paper & plastic
- Refrigerator hidden to beautify kitchen
- Pantry w/ adjustable shelves
- Custom open shelving in kitchen made of steel & white pine barn wood
- Edison bare-bulb pendant fixtures over the dining table

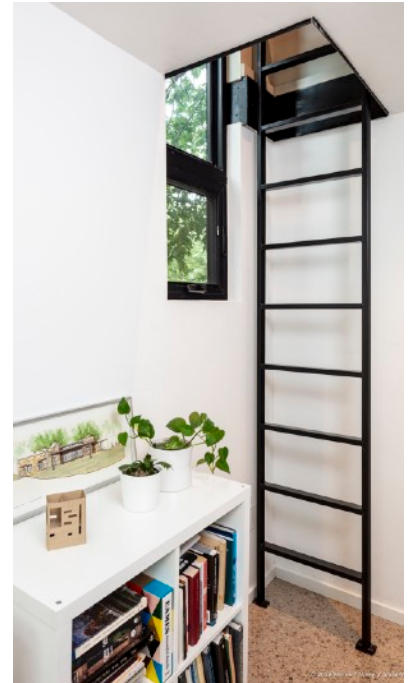
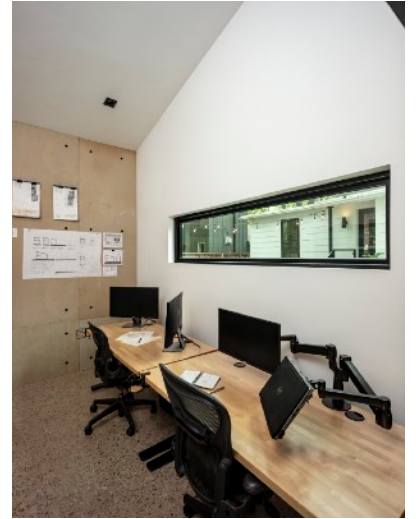


>> Special Touches

- Strategically placed windows for cross-ventilation, breezes & view
- Kitchen window view of mature vines over custom-designed steel trellis
- Murphy Door - enables closing half of the house w/ exterior entrances for each

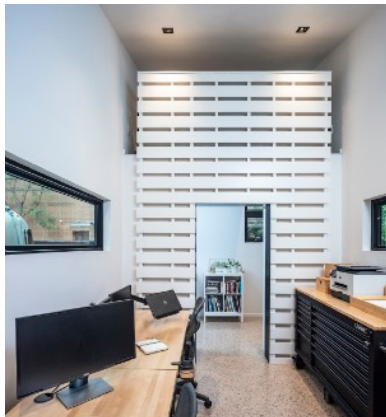


303 Navasota - Studio Addition [built 2023]



>> Exterior

- Private Rear Entrance: accessible via gated parking area
- Custom local craftsman-built, steel-blade awning over door & windows
- Standing-seam steel roof
- Anderson door w/ lever hardware
- Anderson awning windows
- Traditional 3-coat smooth-troweled stucco exterior (smooth as butter!)



>> Interior

- Exposed aggregate concrete flooring w/ terrazzo appearance
- Floor-to-ceiling Homosote tackable wall surface
- Wood slat wall & square recessed lighting
- Custom local craftsman-built steel door frame & ladder to loft
- Eco-friendly mini-split, ductless air conditioner
- Spray foam insulation in walls, roof & insulated structural sheathing in walls
- Convert to guest quarters by adding bathroom

303 Navasota - Landscaping & More...



>> Thoughtfully Designed Landscape

- Low maintenance yard w/ black basalt rock ground covering
- Raw steel planters w/ fountain
- Native, drought resistant plants (Red Turks Cap, Silver Pony's Foot, Leopard Plants, Lantana, Indigo Spires, Lamb's Ear and Beauty-berry which blooms stalks of vibrant magenta berries in September)
- Yard shaded by mature Pecan & Catalpa trees
- Elm & Crepe Myrtle frame front porch



>> Fenced Yard & Parking

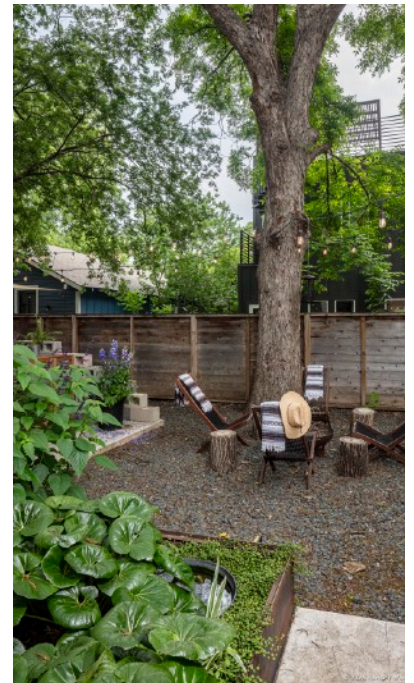
- Gated side & back yard
- Private alley-access parking w/ sliding gate (2 spaces)
- On-street Residential Permit Parking provides visitor & additional spaces (parking permit hang-tags valid thru December 2026 - annual renewal w/ City)

>> Ample Extra Storage

- Exterior Keter Storage Units (2)
- Back Porch Storage Closet
- Insulated attic space w/ storage
- 900+ SF dry storage area under house in 3' crawl space

>> 20' Caravel Airstream [2019]

- L-Shaped Kitchen w/ 3-burner gas cooktop, microwave, fridge & SS sink
- Booth Dinette (easily converts to twin bed)
- Full Bath w/ large shower
- Full-size Bed w/ memory foam mattress & underbed storage
- Panoramic Windows & sun roof vents (rain-sensored self-closing)
- Large pull-out patio awning



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“Why We Love our Home @ 303 Navasota”



>> Love of Light + Space

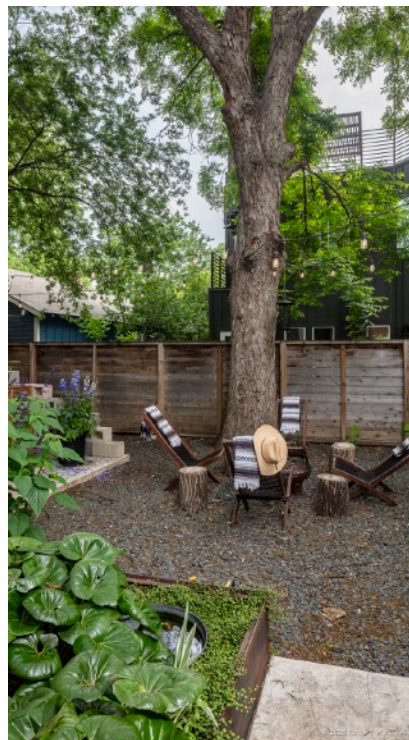
“We strategically placed the windows to make the most of light and breezes. When the weather is nice on a Spring / Fall day, we can literally leave the windows open around the clock. We love the natural light in the kitchen and seeing the hearty vines on the steel trellis right outside the window above the sink. What a way to start the day!

We designed our kitchen to be the heart of our home. We enjoy entertaining (even installed “two” dishwashers & a custom extra long communal table) and it is where our family & friends hang out.”

“We love living in the heart of vibrant East Austin, a walkable/bikeable transit-oriented neighborhood filled with scores of local stores, coffee shops, breweries & restaurants nearby...and only a 10-minute walk to Saltillo Plaza Retail (Whole Foods, Target, Snooze and more) and two blocks to Saltillo MetroRail Station (Red Line).

We love the rhythm of locals & visitors walking along the streets. We have a front-porch view to the local life on the East Side — soaking up the energy of SXSW, Austin Studio Tour and other festivals & events — while being in a quiet neighborhood with sweet neighbors to boot!

When we need a break from the urban life, we can either take a walk on nearby trails or through the peaceful Texas State Cemetery...or bike to Lady Bird Lake & Central Public Library via the Red-line Bikeway. We love having everything literally right outside our “front door”.



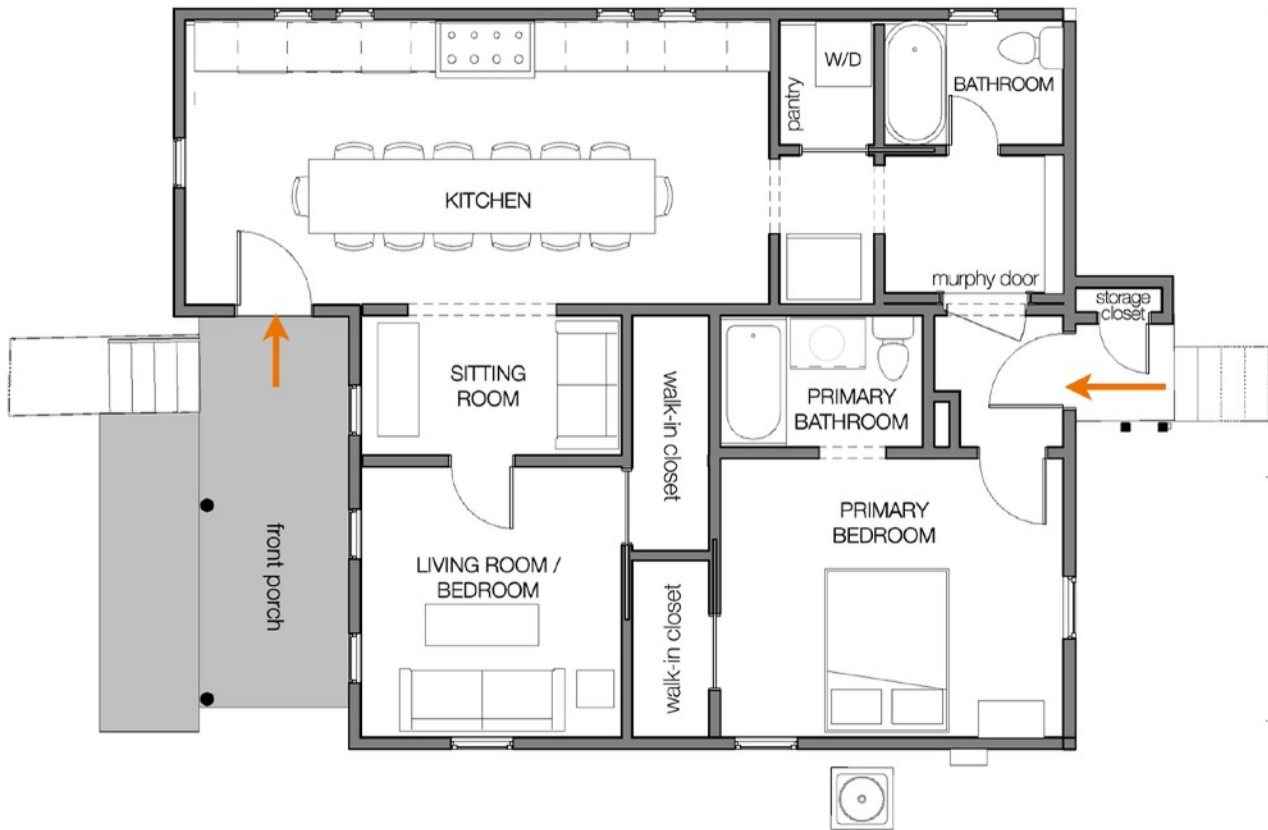
>> Love of Nature

“Our private yard is our sanctuary and it celebrates our love of nature & gardens without the burden of heavy maintenance.

Each September, we can’t wait for the Beautyberry to bloom stalks of vibrant magenta berries. It absolutely takes our breath away. We would clip stalks of the berries and place them throughout our home.

We love the Pecan, Catalpa, Elm & Crepe Myrtle trees that heavily shade our front & back yards. Some of our favorite pastimes — reading under the giant Pecan tree, sitting around the fire pit & listening to the wind chimes”

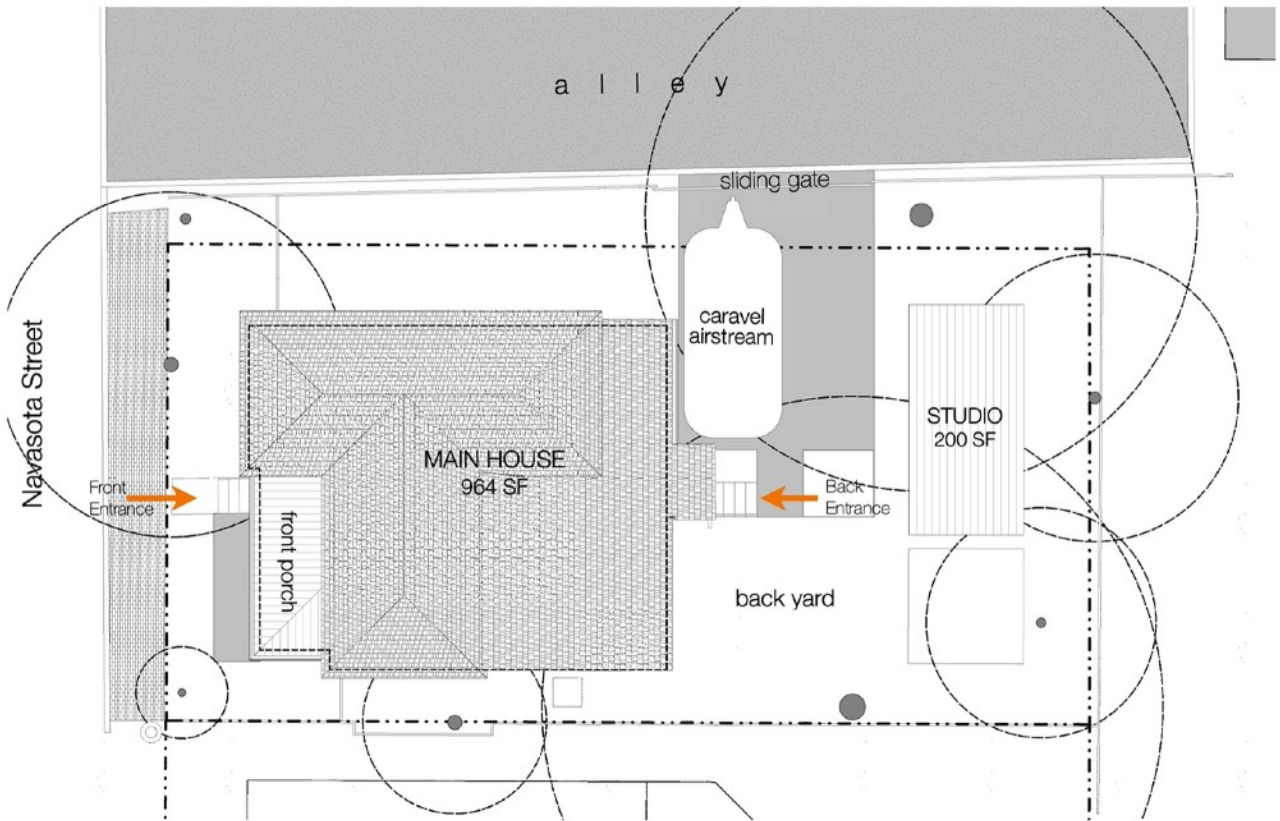
303 Navasota - Floor Plan



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303 Navasota - Site Map



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