

# \$1,100,000 - 2106 Kenwood Avenue, Austin

MLS® #9407831

**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 3,015 sqft

Residential on 0.16 Acres

Travis Heights, Austin, TX

Welcome to 2106 Kenwood Avenue, a unique single-family home with a garage apartment located in Travis Heights in the vibrant city of Austin, Texas. This charming residence offers 4 bedrooms, 3 bathrooms, and an additional one-bedroom garage apartment (with separate laundry), perfect for guests or potential rental income. Step inside to discover an inviting open-concept living area with 1930's charm with original wood framed windows welcoming the space with natural light. The living room boasts a decorative fireplace, ideal for setting the tone for a relaxing evening. The kitchen is equipped with quartz countertops, stainless steel appliances, and a peninsula opening out to the formal dining space. The owner suite is a true sanctuary, complete with a luxurious bathroom featuring a soaking tub and a separate glass-enclosed shower. The additional bedrooms are versatile, suitable for family, guests, or a home office. One of the standout features of this property is the garage apartment (494 sqft), a possible rental unit or guest suite, which includes a kitchenette, a full bathroom, and a private entrance. This flexible space is perfect for a guest suite, home office, or rental opportunity. Outside, enjoy the backyard with a hot tub, perfect for hosting gatherings or enjoying peaceful afternoons. Situated close to the iconic South Congress Avenue, this home offers easy access to Austin's renowned shopping, dining, and entertainment options. Explore the vibrant local scene with trendy boutiques, eclectic



restaurants, and live music venues just minutes away. Don't miss the chance to own this exceptional home with a unique garage apartment in one of Austin's most desirable locations. Contact us today to schedule a private tour and experience all that 2106 Kenwood Avenue has to offer!

Built in 1939

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 9407831                 |
| Price          | \$1,100,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,015                   |
| Acres          | 0.16                    |
| Year Built     | 1939                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2106 Kenwood Avenue |
| Area        | 6                   |
| Subdivision | Travis Heights      |
| City        | Austin              |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78704               |

**Amenities**

|               |                                              |
|---------------|----------------------------------------------|
| Utilities     | Electricity Available, Natural Gas Available |
| Features      | Playground, Park, Pool, Trails/Paths, Curbs  |
| Parking       | Attached, Carport, Garage, Off Street        |
| Garage Spaces | 1                                            |
| View          | None                                         |
| Waterfront    | None                                         |

## Interior

|                 |                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Tile, Wood                                                                                                                           |
| Appliances      | Dryer, Washer/Dryer Stacked, Dishwasher, Free-Standing Range, Disposal, Gas Water Heater, Refrigerator, Stainless Steel Appliance(s) |
| Heating         | Central                                                                                                                              |
| Cooling         | Central Air                                                                                                                          |
| Fireplace       | Yes                                                                                                                                  |
| # of Fireplaces | 1                                                                                                                                    |
| Fireplaces      | Living Room, Wood Burning                                                                                                            |
| # of Stories    | 2                                                                                                                                    |
| Stories         | Two                                                                                                                                  |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Exterior Steps, Private Yard, Rain Gutters |
| Lot Description   | Alley, Level, Trees Large Size             |
| Windows           | Blinds, Shutters                           |
| Roof              | Composition                                |
| Construction      | Masonry, Stone, Vertical Siding            |
| Foundation        | Pillar/Post/Pier, Slab                     |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Travis Hts |
| Middle     | Lively     |
| High       | Travis     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 12                 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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