



ELENA
LICARI

10 Things To Love About 2844 Shoal Crest Ave. ❤️

1. Unmatched Charm & Character

This home is tucked in a vibrant pocket neighborhood full of charm, history, and personality. You can feel the warmth and uniqueness the moment you arrive.

2. A True Community Vibe

The neighborhood is alive with connection. It's more than just a place to live—it's a community where neighbors know each other, gather, and look out for one another.

3. Walkable to Austin's Best Spots

From the front door, it's just a short stroll to local favorites like Musashino, Counter Cafe, and Texas French Bread. Whether you're grabbing sushi, a cozy brunch, or fresh bread, it's all within reach.

4. Prime Grocery Access

We're perfectly sandwiched between Whole Foods, Trader Joe's, and Central Market—a foodie's dream with top-notch grocery options in every direction.

5. Modern Updates with Historic Soul

The home has been thoughtfully updated with modern appliances and finishes, all while preserving the historic character that gives it such a special feel.

6. Turnkey Living

Move in without lifting a finger—enjoy peace of mind with a new roof, new windows, updated AC, recessed lighting, and custom closets throughout.

7. Lush Outdoor Oasis

The front and backyard feel like private sanctuaries, filled with blooming trees, birdsong, and shade. It's perfect for morning coffee or an evening wind-down.

8. Peace, Quiet & Safety

Despite being in the heart of Austin, the home offers a quiet and secure retreat,

where you can truly unwind at the end of the day.

9. Natural Light Throughout

Large windows invite soft natural light into every room, creating a bright, welcoming atmosphere you'll love spending time in.

10. A Place That Feels Like Home

It's more than just four walls—it's a place that feels lived-in, loved, and ready for someone new to make it their own.