

# \$2,300,000 - 405 Academy Drive, Austin

MLS® #1018493

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## \$2,300,000

2 Bedroom, 2.00 Bathroom, 1,702 sqft  
Residential on 0.68 Acres

Fairview Park, Austin, TX

### LOCATION AND DEVELOPMENT

POTENTIAL!!! BIG DOGS IN HOUSE MUST CALL OWNER TO SHOW!! Waiting for professional opinion report to come this week for development possibilities. Great location on corner of Academy and Newning with a long deep sloping lot with trees along the property lines. City views of downtown from front yard. SoCo and all the fun just close enough to enjoy but far enough to not be a hassle. The house is a 2 story delight, downstairs is used as office space for work at home but could be a separate apartment or living space, the floors are stained concrete, fully separate heating and cooling units upstairs. Owners and family live upstairs. Bamboo flooring with long leaf pine trim from previous home. Kitchen has induction cooking, open to living and dining everyone is welcome appeal. Solar panels are for water heater. Development possibilities for additional living units. Storage units on site can stay or be removed. This deserves a fuller conversation than remarks can convey.

Built in 2007

### Essential Information

ListingFeed	abor_vow
MLS® #	1018493
List Price	\$2,300,000



Sale Price	\$2,150,000
Sale Date	March 24th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,702
Acres	0.68
Year Built	2007
Type	Residential
Sub-Type	Other
Status	Closed

### **Community Information**

Address	405 Academy Drive
Subdivision	Fairview Park
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected, Above Ground Utilities
Features	None
Parking	Common, Outside, See Remarks
View	City, Trees/Woods
Waterfront	None

### **Interior**

Appliances	Dishwasher, See Remarks, Free-Standing Refrigerator, Induction Cooktop, Vented Exhaust Fan
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplaces	Metal
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Irregular Lot, Near Public Transit, Many Trees, City Lot, See Remarks,
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	Sloped Down, Views
Windows	Double Pane Windows
Roof	Aluminum, Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis