

# **\$1,325,000 - 2804 Westhill Drive, Austin**

MLS® #1613964

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**\$1,325,000**

0 Bedroom, 0.00 Bathroom, 3,526 sqft

Residential Income on 0.21 Acres

Barton Village Sec 02, Austin, TX

**SELLER FINANCING AVAILABLE AT 4.85%!**

Skip the hassle of the traditional mortgage process and circumvent skyrocketing interest rates with this rare opportunity to purchase a central Austin investment with Seller Financing. Contiguous properties with one owner allow for seller financing of both as well as a number of ways to structure the sale, depending upon buyer needs. Contact listing agent for more details. 2804 Westhill Dr and neighboring 2802 Westhill Dr (Each quadplex listed separately for sale, MLS ID for 2802 Westhill is 2519034) present an opportunity to purchase two neighboring quadplexes in the Zilker/Barton Hills area. Easy access to Greenbelt, Barton Springs Pool, Hike & Bike trail as well as South Lamar Dining & Entertainment. Zoned MF-3. Each property has been thoughtfully maintained and features two 1br/1.5ba units and two 2br/1.5ba units. Ample parking and private fenced yards for rear units. One vacant unit in each building has been updated with LVP flooring & fresh paint. The list of possible investment strategies is lengthy. Buy one, or both! Purchasing both allows the unique ability to finance a total of 8 doors with conventional lending. One could Buy & Hold As-Is, Renovate, House Hack as a primary residence (Short Term Rental licensing potential with a primary residence), potentially combine units for a larger owner-occupied space. Redevelop (combined lots = approx .45 acre) or even potentially separate units into a condo regime for



individual sale. Quote for condo regime has been requested and will be added to the docs once received. Recently renewed units are leasing between \$1800-2200 + additional potential upside with renovations. Don't miss this one of a kind investment opportunity! Refrigerators and Washer/Dryers in each unit convey. Information provided is deemed reliable, but is not guaranteed and should be independently verified. Buyer or Buyer's Agent to verify measurements, schools, & tax, etc.

Built in 1967

### Essential Information

|                |                    |
|----------------|--------------------|
| ListingFeed    | abor_vow           |
| MLS® #         | 1613964            |
| List Price     | \$1,325,000        |
| Sale Price     | \$1,100,000        |
| Sale Date      | October 14th, 2022 |
| Bathrooms      | 0.00               |
| Square Footage | 3,526              |
| Acres          | 0.21               |
| Year Built     | 1967               |
| Type           | Residential Income |
| Sub-Type       | Quadruplex         |
| Status         | Closed             |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2804 Westhill Drive   |
| Subdivision | Barton Village Sec 02 |
| City        | Austin                |
| County      | Travis                |
| State       | TX                    |
| Zip Code    | 78704                 |

### Amenities

|           |  |
|-----------|--|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Features  | None   |

|         |                         |
|---------|-------------------------|
| Parking | Off Street, Parking Lot |
| View    | Neighborhood            |

### **Interior**

|              |  |
|--------------|--|
| Interior     | Tile, Vinyl  |
| Appliances   | Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Range, Refrigerator |
| Heating      | Central, Natural Gas   |
| Cooling      | Central Air, Electric  |
| # of Stories | 2  |
| Stories      | Two  |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Trees Medium Size |
| Windows           | Aluminum Frames              |
| Roof              | See Remarks                  |
| Construction      | Brick Veneer                 |
| Foundation        | Slab                         |

### **School Information**

|            |              |
|------------|--------------|
| District   | Austin ISD   |
| Elementary | Barton Hills |
| Middle     | O Henry      |
| High       | Austin       |