

# \$1,535,000 - 2006 Ann Arbor Avenue, Austin

MLS® #1828194

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## \$1,535,000

4 Bedroom, 3.00 Bathroom, 2,777 sqft  
Residential on 0.26 Acres

Lane-Balke, Austin, TX

PRICE IMPROVEMENT! Located in heart of Zilker Neighborhood, this 4-bedroom midcentury gem has been lovingly cared for, expanded and updated with new windows, open-plan, wood floors, gorgeous light, Fireplace, 2 livings, City Views, landscaped outdoor space and fenced yard, huge screened in porch for dining and living, over quarter acre lot, 2 car attached garage. Close proximity to Zilker Park (ACL), Barton Springs Pool, Greenbelt, Elementary School. A biker's paradise (bike score 86!!) bike to restaurants, green space, swimming, Downtown, SOCO. Front porch overlooks Little Zilker Park and Public Tennis Courts with walking/running track plus downtown views! Great walking. 8.4 miles to airport. Everybody's favorite neighborhood! OPEN HOUSE SATURDAY AND SUNDAY 1-3PM \*SELLER IS OFFERING \$10,000 towards closing costs or points buy down.



Built in 1958

## Essential Information

ListingFeed	abor_vow
MLS® #	1828194
List Price	\$1,535,000
Sale Price	\$1,395,000
Sale Date	June 21st, 2023
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,777
Acres	0.26
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2006 Ann Arbor Avenue
Subdivision	Lane-Balke
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, See Remarks
Features	See Remarks
Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	City, Park/Greenbelt
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Built-In Gas Range, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Garden, Rain Gutters
Lot Description	Back Yard, Front Yard, Level
Windows	Insulated Windows, Low Emissivity Windows, Screens, Vinyl
Roof	Composition
Construction	Brick, Wood Siding, Clapboard, HardiPlank Type
Foundation	Slab, See Remarks

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin