

# \$1,200,000 - 816 Patterson Avenue, Austin

MLS® #1828441

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## \$1,200,000

0 Bedroom, 0.00 Bathroom, 2,376 sqft  
Residential Income on 0.21 Acres

Washington Heights, Austin, TX

++++Accepting Back-ups++++

Lucrative investment property located in the highly sought-after downtown neighborhood of Clarksville. Minutes from the main business district, retail, parks, schools, financial institutions, eateries and everything else. Duplex has been updated and immaculately maintained by current owners. All kitchen appliances convey. Washer/Dryer hook-ups are in each unit. Per Floor Plan Graphics, each unit is 1,188 square feet. Lot slopes up, so each one-level unit is upper level in the front of the property, and on ground level at the back of the property. The lower level is a dirt-floored, completely dry, storage area...could be made into additional living space. Hardwood floors throughout. Two Double-vanity bathrooms in each unit. 4 off-street parking spaces, 2 in front and 2 in back. Vacant and ready for move-in. Comparable property leases in the area range from \$2.50 - \$4.00 per square foot. \*\*\*\* To See this Property, CONTACT YOUR REALTOR\*\*\*\*



Built in 1983

## Essential Information

|             |             |
|-------------|-------------|
| ListingFeed | abor_vow    |
| MLS® #      | 1828441     |
| List Price  | \$1,200,000 |
| Sale Price  | \$1,489,000 |

|                |                    |
|----------------|--------------------|
| Sale Date      | July 6th, 2022     |
| Bathrooms      | 0.00               |
| Square Footage | 2,376              |
| Acres          | 0.21               |
| Year Built     | 1983               |
| Type           | Residential Income |
| Sub-Type       | Duplex             |
| Status         | Closed             |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 816 Patterson Avenue |
| Subdivision | Washington Heights   |
| City        | Austin               |
| County      | Travis               |
| State       | TX                   |
| Zip Code    | 78703                |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features  | Playground, Park   |
| Parking   | Off Street, Private  |
| View      | Neighborhood, Trees/Woods  |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Stone, Tile, Wood   |
| Appliances   | Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s) |
| Heating      | Central, Natural Gas  |
| Cooling      | Central Air   |
| # of Stories | 1   |
| Stories      | One   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Permeable Paving, Rain Gutters |
| Lot Description   | Alley, Many Trees, Sloped Up                     |
| Windows           | Window Coverings                                 |
| Roof              | Composition                                      |
| Construction      | HardiPlank Type                                  |

Foundation Pillar/Post/Pier

**School Information**

District Austin ISD

Elementary Mathews

Middle O Henry

High Austin