

# \$1,200,000 - 707 W Monroe Street, Austin

MLS® #1857469

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## \$1,200,000

2 Bedroom, 1.00 Bathroom, 728 sqft  
Residential on 0.15 Acres

Bouldin J E Estate, Austin, TX

Your opportunity for a prime location in Central Austin is knocking! A developer's dream, and just 2 miles from Downtown, you'll love the proximity to everything Austin has to offer within a 15 minute drive to many hot spots. At .154-acres acres, this lot offers flexibility and convenience to anyone looking to enjoy the city lifestyle. Amenities in the area include Alamo Draffhouse, Peter Pan Mini Golf, Zilker Park, Lady Bird Lake, Home Slice Pizza, HEB, Austin Beer Garden Brewing Co., South Austin Rec Center, and more. You'll be a quick hop away from I-35, for easy access to DT/airport - less than 15 min to either. Plenty of room to make this jewel your own!



Built in 1938

## Essential Information

ListingFeed	abor_vow
MLS® #	1857469
List Price	\$1,200,000
Sale Price	\$1,300,000
Sale Date	July 8th, 2022
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	728
Acres	0.15
Year Built	1938
Type	Residential

Sub-Type Single Family Residence  
Status Closed

### Community Information

Address 707 W Monroe Street  
Subdivision Bouldin J E Estate  
City Austin  
County Travis  
State TX  
Zip Code 78704

### Amenities

Utilities Electricity Available, Sewer Available, Water Available  
Features See Remarks  
Parking Door-Multi, Driveway, Detached, Garage Faces Front, Garage  
# of Garages 2  
View None  
Waterfront None

### Interior

Interior Wood  
Appliances See Remarks  
Heating See Remarks  
Cooling Wall/Window Unit(s)  
# of Stories 1  
Stories One

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Interior Lot, Level, Private  
Windows None  
Roof Composition, Shingle  
Construction Wood Siding  
Foundation Pillar/Post/Pier

### School Information

District Austin ISD  
Elementary Becker  
Middle Fulmore

High

Travis