

\$1,250,000 - 2508 Flora Cove, Austin

MLS® #2791745

\$1,250,000

0 Bedroom, 0.00 Bathroom, 1,932 sqft
Residential Income on 0.20 Acres

Timberline, Austin, TX

When we say location we mean LOCATION! In 78746 and Eanes ISD east of Mopac, and just 300 feet from the Spyglass Trailhead to Barton Creek Greenbelt. This extremely well cared for Duplex sits in an enclave of single family homes and is a short 7-minute bike ride to Barton Springs Pool and Zilker Park, and less than 3 miles from downtown Austin. Designed for easy care and low cost living this home has high-end aluminum clad Anderson wood windows, several triple latch Anderson exterior doors, fiberglass entry doors, newer roof with full gutters, radiant barrier, additional attic insulation, professionally installed drip irrigation, updated energy efficient heat pumps, ridge and soffit vents, and 14 massive shade trees protecting the home from hot summer sun. Enjoy the private rear deck area shaded by a large cedar elm tree. Just gorgeous. So many options: Duplex for tenants; or live on one side and lease out the other for short or long term rental; or expand the home up to 3,500 SF as a single family home. For investors, the comparables appear to show that the total rent could be \$5,000/mo or better.



Built in 1979

Essential Information

ListingFeed	abor_vow
MLS® #	2791745

List Price	\$1,250,000
Sale Price	\$1,350,000
Sale Date	May 25th, 2022
Bathrooms	0.00
Square Footage	1,932
Acres	0.20
Year Built	1979
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Community Information

Address	2508 Flora Cove
Subdivision	Timberline
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Dog Park, Fishing, Internet Access, Pet Amenities, Park, Street Lights, Suburban, Sidewalks, Trails/Paths, Curbs
Parking	Door-Multi, Driveway, Garage, Kitchen Level, Shared Driveway, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Laminate, Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Free-Standing Electric Range, Free-Standing Refrigerator, Disposal, Microwave
Heating	Electric, Forced Air, Heat Pump
Cooling	Central Air, Electric, Heat Pump
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Great Room, Masonry, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, City Lot, Drip Irrigation/Bubblers, Front Yard, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size
Windows	Double Pane Windows, Insulated Windows
Roof	Composition
Construction	Blown-In Insulation, Cement Siding, Radiant Barrier, Stone, Wood Siding
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake