

# \$3,200,000 - 1802 Brackenridge St, Austin

MLS® #3342153

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## \$3,200,000

0 Bedroom, 0.00 Bathroom, 3,873 sqft  
Residential Income on 0.16 Acres

Swisher Add, Austin, TX

SELLER FINANCING AVAILABLE. Incredible income producing asset with a projected top line revenue of ~\$280k+ annually. This rare 1914 estate + detached ADU is sure to impress with its charm, sophistication, and walkability. Located just 2 blocks from the heart of South Congress, 1802 Brackenridge is complete with a 4 bedroom + office main house (3002 SF) as well as a detached 4 car garage and ADU (871 SF), which was built from the ground up in 2021 with no expense spared. The ADU features 2 bedrooms, 1 full bathroom, full kitchen, spacious living and dining areas, and alley access. This home is an entertainer's dream with 11 ft ceilings, beautiful well-kept front and back yards, timeless front and rear covered porches, and the perfect upstairs screened in porch for lounging.



Built in 1914

## Essential Information

ListingFeed	abor_vow
MLS® #	3342153
List Price	\$3,200,000
Sale Price	\$3,100,000
Sale Date	December 28th, 2022
Bathrooms	0.00
Square Footage	3,873
Acres	0.16

Year Built	1914
Type	Residential Income
Sub-Type	Other
Status	Closed

### **Community Information**

Address	1802 Brackenridge St
Subdivision	Swisher Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Sport Court(s), Trails/Paths
Parking	Detached, Garage, Garage Faces Rear, Off Street
# of Garages	4
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Balcony
Lot Description	Alley
Windows	Display Window(s)
Roof	Composition
Construction	See Remarks
Foundation	Pillar/Post/Pier

## School Information

District	Austin ISD
Elementary	Travis
Middle	Lively
High	Travis