

\$1,385,000 - 1509 Travis Heights Boulevard, Austin

MLS® #3843257

\$1,385,000

4 Bedroom, 2.00 Bathroom, 2,548 sqft
Residential on 0.26 Acres

Travis Heights, Austin, TX

MULTIPLE OFFERS; highest & best by Friday 8/20/21 at 5:00 pm. Rare find for just over 1/4 acre in the heart of sought after Travis Heights Boulevard. Limitless potential. Amazing home site for a custom new build; flat back yard & front yard w sloped middle, lot will support a \$4m-\$7m home and up to 4,400 SF. One could convert the 2,548 SF existing duplex house back to a single family home then build a second home, ADU or even fully expand to have 2 large homes permitted as a duplex. Unit A is a 2/1 leases for \$2,075; Unit B is a 2/1 leased through Feb 2022 for \$2,175/mo. Unit A is vacant on lockbox; do not disturb tenant in unit B, shown at contract only. Large lots in the location are extremely rare and this will fly off the market. Survey w topography available.



Built in 1929

Essential Information

ListingFeed	abor_vow
MLS® #	3843257
List Price	\$1,385,000
Sale Price	\$1,385,000
Sale Date	September 3rd, 2021
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,548

Acres	0.26
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1509 Travis Heights Boulevard
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Carport
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Gas Range, See Remarks
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps
Lot Description	Sloped Down
Windows	Wood Frames
Roof	Composition
Construction	Masonry
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis