

\$1,750,000 - 1317 Newning Avenue, Austin

MLS® #4060461

\$1,750,000

3 Bedroom, 1.00 Bathroom, 2,002 sqft
Residential on 0.27 Acres

Michaels Fairview Park 02, Austin, TX

Shown by appt only. Seller Requires lease-back thru 3/31/22. This unique 0.269 acre, 11,718 sqft corner parcel is in an ideal Travis Heights location with 3 current dwelling units. The lot alone supports the list price. This lot should accommodate a 4000+ sqft new build home with a finished value of \$5M+ (buyer to verify independently). But the existing homes are NOT teardowns.

The Primary house is 1317 Newning, a 3/1 with 1137 sqft. A true craftsman style classic. Second house next door is 1315 Newning, a 2/1 with 832 sqft. A 3rd studio unit sits behind 1317. Walking distance to SoCo but far enough to avoid SoCo traffic/parking encroachment. Stacy Park/Pool is an easy walk. Minutes to downtown. All units in good, non-updated condition, livable as-is, but the large corner lot size present a compelling redevelopment opportunity or an owner-occupant remodel/rebuild with rental income opportunities. NOTE: Seller requires lease-back in 1317 Newning thru 3/31/2022. Existing front door Excluded, to be replaced. New Buyer survey will be needed, existing survey for reference only, does not show rear cottage. Preferred Title Kara - Independence Rollingwood.

Built in 1951

Essential Information



ListingFeed	abor_vow
MLS® #	4060461
List Price	\$1,750,000
Sale Price	\$1,750,000
Sale Date	October 25th, 2021
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,002
Acres	0.27
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1317 Newning Avenue
Subdivision	Michaels Fairview Park 02
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Playground, Pool, Trails/Paths
Parking	Off Street, Outside
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Free-Standing Gas Range, Gas Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Trees Large Size, Trees Medium Size
Windows	Wood Frames
Roof	Asbestos Shingle, Metal, Shingle
Construction	Frame, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis