

\$1,950,000 - 2716 Wooldridge Drive, Austin

MLS® #4753213

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 0.27 Acres

Edgemont, Austin, TX

Build your dream home in one of Austin's most exclusive historic neighborhoods - Pemberton Heights. Possibility of downtown views too on this .27 / acre central Austin lot with HUGE development potential. With the exception of the massive live oak tree at the curb, there are no other trees on the property that need to be kept per certified arborist report, giving you loads of flexibility on placement of new build home, pool, pool house etc. Approximately half of the vacant area to the South of the property is a part of 2716 Wooldridge lot - look for recent survey pins and pink flags that delineate the property line. The home is a quick hop to all central - restaurants (Olive and June, Tiny Boxwoods, Musashino Sushi, Snooze - all less than 1 mile away), coffee shops, shopping etc and 2.2 miles to the Capital, 1.3 miles to UT campus, and 1/2 mile to Mopac / Loop 1. Feeds into prestigious Casis Elementary, Oâ€™Henry Middle and Austin High School. Of course, you could also reimagine the existing 1,913 sq ft property built originally in 1935 per TCAD records. Loads of natural light, high ceilings and vintage charm -- being sold as is - original plumbing and electrical etc. Remodel, add-on or build up and bring in the modern conveniences while keeping the original charm. Bring your architect and your vision - don't miss your chance to live on one of the toniest streets in the heart of Austin. Survey, Sellers Disclosure, Arborist Report, etc online. Buyer to independently verify all information including



but not limited to square footage, lot size, year built, zoning, restrictions, taxes, building codes, schools, etc.

Essential Information

ListingFeed	abor_vow
MLS® #	4753213
List Price	\$1,950,000
Sale Price	\$2,000,000
Sale Date	September 5th, 2023
Bathrooms	0.00
Acres	0.27
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	2716 Wooldridge Drive
Subdivision	Edgemont
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Features	Internet Access
View	City Lights, City
Waterfront	None

Exterior

Lot Description	Front Yard, Level, Trees Medium Size
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School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry

High

Austin