

\$1,100,000 - 3404 Peregrine Falcon Drive, Austin

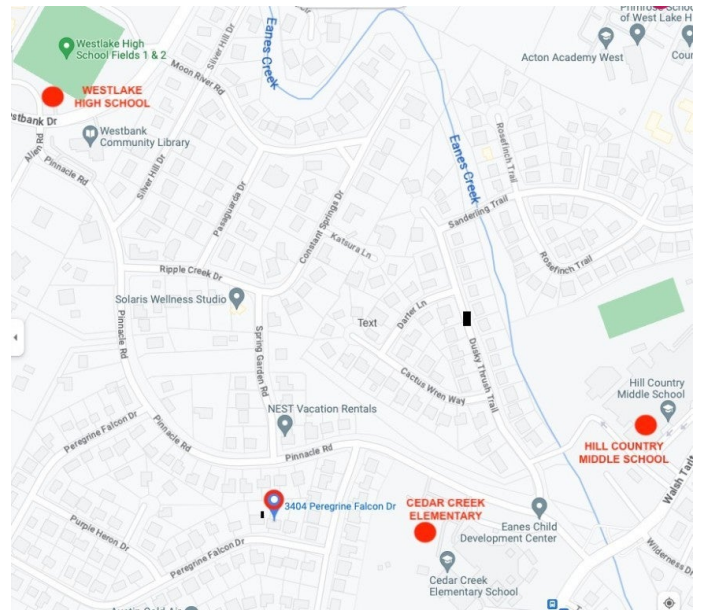
MLS® #4827431

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 0.29 Acres

Woodhaven, Austin, TX

Excellent location in rapidly developing Woodhaven subdivision. Ours is a large level lot in Westlake area featuring Texas' top rated school district, Eanes ISD. Our lot is one of the larger ones in the surrounding area. Walking distance to the exemplary rated elementary, middle and high school and it's only a 7 minute drive to Zilker Park & downtown Austin's fine restaurants, bars and shopping. Located on a quiet residential street the property has trees located towards the back lot line providing privacy. Most importantly there are no protected trees that hinder development which gives you a large level space to build your new 4000 ~ 5000 sq ft home with ample outdoor space leftover for relaxing. This subdivision is rapidly gaining in popularity and currently has several large new houses being constructed. For example, in April 2023 a newly constructed home of 4136 sq ft was sold for \$3,850,000. That home was built on a 0.254 acre lot just 30 yards away from our rear property line. At 0.287 acres, our level lot gives you a greater scope to build an even bigger house! The current house situated on the lot is in good condition. It was built in 1978, has 4 bedrooms, 2 bathrooms and 1736 sq ft of living space. House is currently vacant having been being rented out until recently for \$3500 a month. The most recent tenants moved out at the end of August, having lived there for over 10 years. You could continue to rent the house out whilst you are developing your plans and getting planning permission. \$3500



is below market rates for the Woodhaven area, so raise the rent, put in new tenants and collect the rent money right up until you are ready to break ground and build the house of your dreams. Don't miss this exciting development opportunity!

Essential Information

ListingFeed	abor_vow
MLS® #	4827431
List Price	\$1,100,000
Sale Price	\$1,000,000
Sale Date	September 22nd, 2023
Bathrooms	0.00
Acres	0.29
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	3404 Peregrine Falcon Drive
Subdivision	Woodhaven
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Features	Curbs, Internet Access, Street Lights, Trash Pickup Door to Door, Sidewalks
View	Neighborhood
Waterfront	None

Exterior

Lot Description	City Lot, Level, Near Public Transit, Sprinklers Automatic, Few Trees, Trees Small Size
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School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake