

# \$1,199,000 - 2304 Barton Village Circle, Austin

MLS® #4832978

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## \$1,199,000

0 Bedroom, 0.00 Bathroom, 3,526 sqft

Residential Income on 0.44 Acres

Barton Village Sec 02, Austin, TX

An amazing opportunity to own a fourplex just off South Lamar near downtown. The property's location is superior to nearly any other location in Austin. It is very walkable to many iconic bars, restaurants and walking/jogging/biking trails. It is a short commute to the airport, Zilker Park, and all other central Austin destinations. The property has been well maintained and was built with low maintenance in mind. Each unit has its own private yard and utility room. The property is single story and located at the end of a cul-de-sac, perfect for tenants that appreciate safety and low traffic. The unit mix is 2 bed/1.5 bath or 1 bed/1.5 bath and all units are currently leased. There are so many reasons why this property is one of the most stable investments that are available on the market!



Built in 1968

## Essential Information

ListingFeed	abor_vow
MLS® #	4832978
List Price	\$1,199,000
Sale Price	\$1,108,888
Sale Date	August 19th, 2022
Bathrooms	0.00
Square Footage	3,526
Acres	0.44
Year Built	1968

Type	Residential Income
Sub-Type	Quadruplex
Status	Closed

### Community Information

Address	2304 Barton Village Circle
Subdivision	Barton Village Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

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

### Interior

Interior	Carpet, Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Microwave, Oven, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Trees Medium Size
Windows	See Remarks
Roof	Composition, Shingle
Construction	Brick, Masonry
Foundation	Slab

### School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry

High

Austin