

# \$2,350,000 - 2309 Longview Street, Austin

MLS® #4892569

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## \$2,350,000

0 Bedroom, 0.00 Bathroom, 3,350 sqft  
Residential Income on 0.19 Acres

Longview Terrace, Austin, TX

### UT WEST CAMPUS INVESTMENT

OPPORTUNITY! Great rental property in a prime location, walking/biking distance to UT campus.

Each side of this 2 story duplex has 3 bedrooms, 2.5 bathrooms, hardwood floors, granite countertops, stainless appliances, an upstairs laundry room with washer/dryer, fenced backyard, sprinkler system, and small basketball court. Same floor plan mirrored on both sides. Carport, driveway and permitted street parking. This property "leases itself" 2+ years in advance, with a waitlist. (No Realtor's Fees for the Owner). Both sides are currently leased thru July 2024. (22-23: \$10,000/mo; 23-24: \$11,200/mo).



Built in 2007

### Essential Information

ListingFeed	abor_vow
MLS® #	4892569
List Price	\$2,350,000
Sale Price	\$2,200,000
Sale Date	October 5th, 2022
Bathrooms	0.00
Square Footage	3,350
Acres	0.19
Year Built	2007
Type	Residential Income
Sub-Type	Duplex

Status Closed

### Community Information

Address 2309 Longview Street  
Subdivision Longview Terrace  
City Austin  
County Travis  
State TX  
Zip Code 78705

### Amenities

Utilities Above Ground Utilities, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Features None  
Parking Additional Parking, Attached Carport, Permit Required  
View None

### Interior

Interior Carpet, Tile, Wood  
Appliances Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Range, Stainless Steel Appliance(s), Washer, Plumbed For Ice Maker  
Heating Central  
Cooling Central Air  
# of Stories 2  
Stories Two

### Exterior

Exterior Features Balcony, Exterior Steps, Rain Gutters, See Remarks  
Lot Description Back Yard, Level, Moderate Trees, See Remarks  
Windows Aluminum Frames, Blinds, Screens  
Roof Composition  
Construction Stone, Stucco  
Foundation Slab

### School Information

District Austin ISD  
Elementary Bryker Woods  
Middle O Henry  
High Austin