

# \$1,299,000 - 2301 Barton Village Circle, Austin

MLS® #5398740

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## \$1,299,000

0 Bedroom, 0.00 Bathroom, 3,526 sqft  
Residential Income on 0.31 Acres

Barton Village Sec 02, Austin, TX

Amazing Unicorn Property in the Heart of South Austin â€” 78704 â€” just west of S. Lamar near Menchaca and the Broken Spoke! More than an opportunity for a fantastic investment property: what was formerly a fourplex was lovingly transformed into an Owner-Occupied Triplex w/ much of the work done for you! ! Live here or rent out all three units. STR? (Potential to be confirmed by buyer.) The owners combined the front two units into their homestead in 2007. That C/D unit's 12' x 30' veranda, with views of the Balcones Fault Line/Hill Country, will knock your socks off! The C/D unit's exterior, w/ lush gardens and just the right amount of eccentric Austin quirk, is ripe for enjoyment. In 2015 and 2018, the sellers thoughtfully updated Units A & B. All along, the sellers have made proactive decisions about putting in place long-term maintenance best practices w/attention to detail on how they and the tenants could best use and enjoy their individual spaces. The difference is notable when you compare it to other multi-plexes of this era. LOCATION! Feeds Barton Hills Elementary! Walkable to Matt's El Rancho, Easy Tiger, Kerbey Lane, Gus Fruh Park. Near Zilker Park, Barton Springs, and all things SoLa and SoCo. IMPROVEMENTS! Under-the-house drain lines replaced in May 2022. Electric throughout has been updated. Drip lines in place to keep foundation water levels consistent. 5-car carport + RV spot. Double pane windows. Extensive rainwater collection system. LED



lighting throughout. All have screened-in porches that include the washer/dryer closets so no exposure to rain to get the laundry done. Unit C/D has the bulk of the yard which is set up for your creativity. (Do you want to garden? tinker?) Unit A has a small yard. Check out the attached detailed list of more features & upgrades and schedule a showing today! OPTIONS! Live in any one of the units and rent out the others or rent out all three. STR? So much potential. Easy access to grocery stores. So very Austin!!

Built in 1967

### Essential Information

ListingFeed	abor_vow
MLS® #	5398740
List Price	\$1,299,000
Sale Price	\$1,275,000
Sale Date	August 31st, 2022
Bathrooms	0.00
Square Footage	3,526
Acres	0.31
Year Built	1967
Type	Residential Income
Sub-Type	Triplex
Status	Closed

### Community Information

Address	2301 Barton Village Circle
Subdivision	Barton Village Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, High Speed Internet Available, Sewer Available, Water Available
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Features	Street Lights, See Remarks
Parking	Additional Parking, Alley Access, Carport, Detached, Outside, RV Access/Parking, See Remarks, Covered
View	Hills, Neighborhood

### **Interior**

Interior	Bamboo, Tile
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Multi Units
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Trees Medium Size, Trees Small Size
Windows	Double Pane Windows, Screens
Roof	Composition
Construction	Brick, Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin