

# \$3,200,000 - 1802 Brackenridge Street, Austin

MLS® #6100700

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## \$3,200,000

6 Bedroom, 4.00 Bathroom, 3,873 sqft  
Residential on 0.16 Acres

Swisher Add, Austin, TX

SELLER FINANCING AVAILABLE. This rare 1914 estate + detached ADU is sure to impress with its charm, sophistication, and walkability. Located just 2 blocks from the heart of South Congress, 1802 Brackenridge is complete with a 4 BR + office main house (3,002 SF) as well as a detached 4 car garage (871 SF) and ADU (871 SF). The ADU and garage were built from the ground up in 2021 with no expense spared. The ADU features 2 BR, 1 full BA, full kitchen, spacious living and dining areas, laundry facilities (garage) and alley access. This home is an entertainer's dream with 11 ft ceilings, beautiful well-kept front and back yards, timeless front and rear covered porches, and the perfect upstairs screened in porch for lounging. Host your guests in the ADU or utilize as an income producing asset with a projected top line revenue of ~\$280k+ annually.



Built in 1914

## Essential Information

ListingFeed	abor_vow
MLS® #	6100700
List Price	\$3,200,000
Sale Price	\$3,100,000
Sale Date	December 28th, 2022
Bedrooms	6
Bathrooms	4.00
Full Baths	4

Square Footage	3,873
Acres	0.16
Year Built	1914
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1802 Brackenridge Street
Subdivision	Swisher Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Sport Court(s), Trails/Paths
Parking	Detached, Garage, Off Street, Garage Faces Rear
# of Garages	4
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Disposal, Range, Water Softener, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Alley
Windows	Display Window(s), Plantation Shutters

Roof	Composition
Construction	See Remarks
Foundation	Pillar/Post/Pier

**School Information**

District	Austin ISD
Elementary	Travis
Middle	Lively
High	Travis