

\$1,950,000 - 2716 Wooldridge Drive, Austin

MLS® #6163271

\$1,950,000

3 Bedroom, 2.00 Bathroom, 1,913 sqft
Residential on 0.27 Acres

Edgemont, Austin, TX

Build your dream home in one of Austin's most exclusive historic neighborhoods - Pemberton Heights. Remodel existing home OR build your new estate on this .27 / acre central Austin lot with HUGE development potential. With the exception of the massive live oak tree at the curb, there are no other trees on the property that need to be kept per certified arborist report, giving you loads of flexibility on placement of new build home, pool, pool house etc. Approximately half of the vacant area to the South of the property is a part of 2716 Wooldridge lot - look for recent survey pins and pink flags that delineate the property line. Vast majority of lot is flat with a slope at the front of the property to the curb. Possibility of downtown/ campus views too as this is built on a high point. The home is a quick hop to all things central - restaurants (Olive and June, Tiny Boxwoods, Musashino Sushi, Snooze - all less than 1 mile away), coffee shops, shopping etc and 2.2 miles to the Capital, 1.3 miles to UT campus, and 1/2 mile to Mopac / Loop 1 - less than 3 miles to downtown! Feeds into prestigious Casis Elementary, Oâ€™Henry Middle and Austin High School. Of course, you could also reimagine the existing 1,913 sq ft property built originally in 1935 per TCAD records. Loads of natural light, high ceilings and vintage charm -- being sold as is - original plumbing and electrical etc. The home is certainly livable as the owner just moved out. Remodel, add-on or build up and bring in the modern conveniences while keeping the



original charm. Check out space in attic! Bring your architect and your vision – don't miss your chance to live on one of the toniest streets in the heart of Austin. Survey, Sellers Disclosure, Arborist Report, etc online. Buyer to independently verify all information including but not limited to square footage, lot size, year built, zoning, restrictions, taxes, building codes, schools, etc.

Built in 1935

Essential Information

ListingFeed	abor_vow
MLS® #	6163271
List Price	\$1,950,000
Sale Price	\$2,000,000
Sale Date	September 5th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,913
Acres	0.27
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2716 Wooldridge Drive
Subdivision	Edgemont
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities Above Ground Utilities, Electricity Connected, Natural Gas Available, Sewer Connected, Water Available, Water Connected

Features	None
Parking	Carport
View	City Lights, City
Waterfront	None

Interior

Interior	Linoleum, Tile, Wood
Appliances	Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Many Trees, Trees Medium Size
Windows	Wood Frames
Roof	Composition, Shingle
Construction	Brick, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin