

\$1,375,000 - 1709 Brackenridge Street, Austin

MLS® #6518275

\$1,375,000

4 Bedroom, 3.00 Bathroom, 2,301 sqft
Residential on 0.15 Acres

Fairview Park, Austin, TX

*****ACCEPTING BACKUPS*** PRIME LOCATION!!** Built in 1926, this 4/3 Travis Heights charmer is located on a quiet, tree lined street just a few, walkable blocks from eclectic South Congress and all it has to offer. Stacy Park pool and the Blunn Creek Greenbelt are blocks away, with Lively Middle School just down the street. Lady Bird Lake and its trails are easily accessed. Downtown ATX is 10 minutes away. Ride your bike to work and walk to school!

This updated and expanded bungalow is surrounded by massive oak and pecan trees, which provide wonderful shade on those hot summer days. The home boasts warm long leaf pine floors throughout, high ceilings, tall windows, and vintage architectural details, which bring a certain elegant charm and hip vibe to this stunning property.

The living area greets us upon arrival, where you will pass through a reading nook, on your way to the large kitchen/dining area full of natural light. This kitchen flows out to a spacious deck and covered seating area in the backyard. The large Main bedroom, and a 2nd bedroom /office complete the downstairs. Upstairs there are 2 bedrooms and a full bath, with a separate living area and exterior access to the upper deck, which allows for a private entrance for your guests or family members.

In addition to the two-car garage, COA will



issue street parking permits for residents. This is a distinct benefit of 1709 Brackenridge and preserves the neighborhood vibe! This amazing home has a 2 car Tandem garage, but who needs a car? Light Rail is coming and will connect SOCO to all of Austin.

The unbeatable location provides excellent dining opportunities, extensive shopping and LIVE MUSIC which undeniably makes Austin, Austin.

Built in 1926

Essential Information

ListingFeed	abor_vow
MLS® #	6518275
List Price	\$1,375,000
Sale Price	\$1,410,000
Sale Date	September 29th, 2021
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,301
Acres	0.15
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1709 Brackenridge Street
Subdivision	Fairview Park
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park, Pool, Restaurant, Shopping, Trails/Paths
Parking	Additional Parking, Door-Single, Detached, Garage, Tandem, Workshop in Garage
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Trees Large Size
Windows	Storm Window(s), Wood Frames
Roof	Shingle
Construction	Frame
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis