

\$1,750,000 - 2512 Harris Boulevard, Austin

MLS® #6523605

\$1,750,000

0 Bedroom, 0.00 Bathroom, 2,471 sqft
Residential Income on 0.20 Acres

Pemberton Heights Sec 02, Austin, TX

Two amazing updated Pemberton properties now available for sale & \$5,250,000 buys them both! Current owner purchased this lovely duplex at 2512 Harris that was immediately next door to his single family home at 2514 Harris a mere 24 years ago & what a treasure it has turned out to be! You will not find someone that has loved their Pemberton Heights life & location more than the owner of 2514, & owning this duplex has provided a unique opportunity to share that Pemberton experience with others--initially as long term rentals & for the last 6 years as short term rentals. These renovated units are true gems, each offering 2BD/2BA (unit A downstairs and unit B upstairs) & lovely living spaces, kitchens, etc. They are upstairs/downstairs units that are almost total mirrors of each other, except for the connecting staircase & the downstairs fireplace. The units are sometimes rented together & sometimes separate to provide maximum flexibility. The .20 acre lot features a large 2 car garage with some additional storage & also rear outside staircase for direct access to the upstairs unit when the lower unit is occupied. Lots of flexibility w/ these two impeccably maintained & updated units & they are a treat to see! Rental income will be provided to serious purchasers requesting the info. *These are very challenging to show since they are consistently rented. DO NOT ENTER the property & please contact agent. Additionally the single family home at 2514



Harris Blvd. (MLS#7152065) is an amazing & well presented 4BD/3.5BA/4LIV home. *Both properties to be sold at the same time.* Life is about options and opportunities & these two properties provide an abundance of both, therefore seller prefers to sell both properties together, representing a total of .40acres with both lots combined, & no doubt the new owners will enjoy contemplating the many options these properties provide, whether modified, combined, or enjoying them just as they are.

Built in 1937

Essential Information

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|----------------|----------------------|
| ListingFeed | abor_vow |
| MLS® # | 6523605 |
| List Price | \$1,750,000 |
| Sale Price | \$1,950,000 |
| Sale Date | September 23rd, 2021 |
| Bathrooms | 0.00 |
| Square Footage | 2,471 |
| Acres | 0.20 |
| Year Built | 1937 |
| Type | Residential Income |
| Sub-Type | Duplex |
| Status | Closed |

Community Information

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|-------------|--------------------------|
| Address | 2512 Harris Boulevard |
| Subdivision | Pemberton Heights Sec 02 |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78703 |

Amenities

Utilities Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available,

Phone Available, Sewer Connected, Water Connected

Features None, Curbs
Parking Additional Parking, Driveway, Garage
of Garages 2
View None
Waterfront None

Interior

Interior Tile, Wood
Appliances Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator
Heating Central, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room
of Stories 2
Stories Two

Exterior

Lot Description Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows Shutters
Roof Composition
Construction Stone Veneer
Foundation Pillar/Post/Pier

School Information

District Austin ISD
Elementary Casis
Middle O Henry
High Austin