

# \$1,095,000 - 11301 Nicole Cove, Austin

MLS® #6830996

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## \$1,095,000

0 Bedroom, 0.00 Bathroom, 3,940 sqft  
Residential Income on 0.25 Acres

Walnut Ridge 02, Austin, TX

Samsung area - Great 4-plex located on a nice cul-de-sac with 985 sq ft of living space in each unit. 2 bedrooms / 2 baths with fireplaces in living rooms. Large utility rooms with washer/dryer connections. Easy access to IH35. Rents \$1,710, \$1,475, \$1,770, and \$1,400 totaling \$6,355.

The following is a partial list of significant improvements completed on this property: Roof shingles installed in 2010. Stairs were rebuilt for unit D in May 2018. Partial siding replacement and repairs to chimneys, fascia in June, 2018. Building exterior was painted in June, 2018. Exterior security lights with photo cells on all four corners of building. New insulation and HVAC ducts installed in attic, new plenums - summer 2021. Three air conditioning systems have been installed over the last four years. Vinyl wood-plank flooring in all units installed within the last three years. Porcelain-tiled bathroom floors in several units. Bath tubs and wall tile replaced in several units. Various interior and exterior doors replaced recently. Ceiling fans installed throughout units. Recently painted interiors throughout. In Spring 2022, new gutters on back side of property, improvements to back corner foundation, electrical, plumbing and HVAC upgrades, including new water heater in Unit B. Units A and C just remodeled: removed popcorn ceiling, retextured walls, painted throughout, electrical improvements, including recessed lighting. Remodeled kitchens including new cabinets and quartz



countertops. Improvements made in unit D in September, 2020: Fresh paint, kitchen cabinets replaced, including subway tile backsplash, and double-sided refrigerator. Bathroom fully remodeled, including new tub, wall and floor tile, and new plumbing and lighting fixtures.

Built in 1983

### Essential Information

ListingFeed	abor_vow
MLS® #	6830996
List Price	\$1,095,000
Sale Price	\$1,062,500
Sale Date	May 20th, 2022
Bathrooms	0.00
Square Footage	3,940
Acres	0.25
Year Built	1983
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed

### Community Information

Address	11301 Nicole Cove
Subdivision	Walnut Ridge 02
City	Austin
County	Travis
State	TX
Zip Code	78753

### Amenities

Utilities	Electricity Connected
Features	None
Parking	Paved
View	None

### Interior

Interior	Vinyl
Appliances	Free-Standing Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Windows	None
Roof	Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Graham
Middle	Dobie (Austin ISD)
High	Reagan