

\$2,500,000 - 613 Baylor Street, Austin

MLS® #7599164

\$2,500,000

0 Bedroom, 0.00 Bathroom, 3,870 sqft
Residential Income on 0.21 Acres

Ledbetter & Greathouse, Austin, TX

Welcome to 613 Baylor Street, nestled in Clarksville, one of the most sought-after and walkable neighborhoods in central Austin. The highest and best use for the property is as a single-family residence that offers both attached and detached guest quarters as well. Positioned favorably, this property boasts proximity to an array of culinary delights, with dozens of restaurants, bars, and retail less than a mile away. The iconic flagship Whole Foods stands nearby, making grocery shopping a delightful experience. Additionally, residents can enjoy the natural beauty of Lady Bird Lake's hike and bike trail plus the YMCA and Pease Park. Beyond its prime location, the property offers incredible residential income opportunity, with a main house plus three apartments with varying bedroom and bathroom mixes (see agent for unit breakdown). Each offers a harmonious blend of historic charm and modern convenience. Architecturally distinguished, the house and its counterparts on Baylor Street and West 9th Street date back to the early 1900s, having been faithfully restored to preserve their original charm. The current owners have seamlessly combined a craftsman-style main house with Unit B, creating a living space that accommodates two to four bedrooms, an office, downstairs studio/living room, walk-in closet, laundry room, and two full bathrooms. The property is complete with two additional detached units and one private unit that could be rented or used as a guest apartment, plus



an off-street parking area for three vehicles and a spacious two-car garage with storage, washer-dryer hookups. The custom decorative iron fence, crafted by welder and metalsmith Andy Reed a decade ago, adds a touch of elegance to the property. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified. 24-Hour Advance Showing Notice.

Built in 1907

Essential Information

ListingFeed	abor_vow
MLS® #	7599164
List Price	\$2,500,000
Sale Price	\$2,340,000
Sale Date	May 13th, 2024
Bathrooms	0.00
Square Footage	3,870
Acres	0.21
Year Built	1907
Type	Residential Income
Sub-Type	Other
Status	Closed

Community Information

Address	613 Baylor Street
Subdivision	Ledbetter & Greathouse
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, See Remarks, Water Connected
Features	None
Parking	Additional Parking, Attached, Garage

# of Garages	2
View	City
Waterfront	None

Interior

Interior	Carpet, Tile, Vinyl, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s), Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Sprinklers Automatic, Trees Medium Size
Windows	Window Treatments
Roof	Composition, Metal
Construction	Brick, Masonry, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin