

\$1,525,000 - 1307 Marshall Lane, Austin

MLS® #7976819

\$1,525,000

3 Bedroom, 2.00 Bathroom, 2,228 sqft
Residential on 0.19 Acres

Enfield B, Austin, TX

Welcome to your dream home at 1307 Marshall Ln, nestled in the heart of the highly coveted Enfield Subdivision, just north of the vibrant Clarksville neighborhood and mere minutes from downtown Austin. This charming historic property, celebrating over a century of history, offers a rare and unique opportunity to own one of the most desirable single-family homesites in the state of Texas.

Sprawling across 2228 square feet, this home features three spacious bedrooms and two well-appointed bathrooms, ready to accommodate your lifestyle needs. The interior boasts original elements, waiting for your touch to unlock its full renovation potential and transform it into your very own masterpiece.

The lot, adorned with mature heritage trees, provides a serene and picturesque setting. The backyard, complete with a water fixture, invites tranquility and relaxation. A long driveway leads to a convenient 2-car carport, supplemented by an additional shed for ample storage.

The property's proximity to downtown Austin places you minutes away from the city's bustling center, with its world-renowned entertainment, dining, and cultural attractions. Yet, its location in the serene Enfield Subdivision ensures a peaceful retreat from the urban excitement.



1307 Marshall Ln stands as a testament to the rich history and charming character of one of Austin's most desirable neighborhoods. This is a unique opportunity to create your legacy in a home that offers both the allure of history and the promise of creating future memories. Welcome to your new beginning in Austin, Texas.

Built in 1924

Essential Information

ListingFeed	abor_vow
MLS® #	7976819
List Price	\$1,525,000
Sale Price	\$1,435,000
Sale Date	May 24th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,228
Acres	0.19
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1307 Marshall Lane
Subdivision	Enfield B
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs

Parking	Carport, Driveway, Detached
View	Neighborhood
Waterfront	None

Interior

Interior	Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Cooktop, Dryer, Washer/Dryer Stacked, Dishwasher, Electric Water Heater, Free-Standing Electric Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Cooler
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Alley, Back Yard, Cleared, City Lot, Front Yard, Garden, Sprinklers In Front, Landscaped, Native Plants, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Large Size
Windows	Aluminum Frames, Blinds, Drapes, Screens, Wood Frames
Roof	Metal
Construction	Clapboard, Frame, See Remarks
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin