

# \$1,100,000 - 1631 Woodland Avenue A&b, Austin

MLS® #8056670

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## \$1,100,000

0 Bedroom, 0.00 Bathroom, 3,381 sqft  
Residential Income on 0.23 Acres

Fawn Ridge Sec 01, Austin, TX

1 mile from downtown, this fantastic duplex with a total of 5 beds, 4 baths, and 2 half baths, has a lot to offer, including a great owner/occupant or investment opportunity. Nestled on a large tree-covered corner lot, take in the downtown views from Unit B's primary bedroom, as well as the shared rooftop deck! Unit A was completely remodeled in 2019; it has an open floor plan, quartz countertops & a large central island. Wood-like plank tiles on the first floor and luxury vinyl plank upstairs. Unit B was remodeled in 2010; it has quartz countertops, upgraded flooring, and siding. This property is in an amazing location! Walk or bike to Oracle. Enjoy hiking and biking on the Ladybird Lake trails less than a mile away. Unwind in any of the South Congress and East Austin restaurants within walking distance. Easy access to I-35 and 7 miles to the Airport.



Built in 1981

## Essential Information

ListingFeed	abor_vow
MLS® #	8056670
List Price	\$1,100,000
Sale Price	\$1,067,000
Sale Date	December 17th, 2021
Bathrooms	0.00
Square Footage	3,381
Acres	0.23

Year Built	1981
Type	Residential Income
Sub-Type	Duplex
Status	Closed

### **Community Information**

Address	1631 Woodland Avenue A&b
Subdivision	Fawn Ridge Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78741

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Curbs, Internet Access, Street Lights, Trails/Paths
Parking	Attached, Driveway, Garage, Garage Faces Side
# of Garages	2
View	City
Waterfront	None

### **Interior**

Interior	Laminate, Tile, Wood
Appliances	Built-In Electric Range, Bar Fridge, Dishwasher, Exhaust Fan, Electric Oven, Disposal, Microwave, Self Cleaning Oven, Wine Refrigerator
Heating	Central, Varies by Unit
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Corner Lot, Sloped Down, Trees Large Size, Views
Windows	Blinds, Screens
Roof	Composition

Construction	Stone, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis