

# \$1,199,900 - 205 E 35th Street Unit A & B, Austin

MLS® #8660389

---

## \$1,199,900

5 Bedroom, 3.00 Bathroom, 2,389 sqft  
Residential on 0.14 Acres

Grooms Add, Austin, TX

Situated in the heart of central Austin, this carefully updated home offers a premium location coveted by many. Rarely available & meticulously maintained the property showcases a rich history dating back a century. What sets this property apart is its unique configuration-not just one, but TWO dwellings grace the alley access lot in 78705. Fully updated in 2011 (electrical, plumbing, foundation, mechanical systems) the main residence (approx.1500sf.) exudes vintage charm with its classic covered front porch. Inside, beautifully preserved pine floors blend seamlessly with modern updates. The spacious kitchen with a central island, serves as the heart of the home, perfect for both everyday living and entertaining. The 2011 addition features vaulted ceilings, creating an airy and inviting ambiance in the TV room. Both bathrooms have been tastefully updated, offering a delightful blend of vintage aesthetics and contemporary comfort, with the option to indulge in a claw-foot tub or a walk-in shower. Great storage with large closets and full pantry. Convenient off-street parking is provided by a detached two-car garage, built in 1999, accessible via the alley, a desirable find in central Austin. Above the garage lies a charming 2-bedroom, 1-bathroom apartment (approx.900 sf.)offering potential rental income or a private space for guests/home office. Renovated and expanded with meticulous attention to detail for an owner-occupant, this property ensures not only historical charm, but



also modern functionality not typically found in central Austin. Whether you're seeking an income-generating investment or a comfortable personal residence, this property offers versatility. High walkability score and close bus. U.T., Central Market, hospitals (St. David's, Seton) all within one mile. Close to Austin favorites First Light Book Store, Tiny Grocer/Bureau de Poste, Antonelli's Cheese Shop, Quackenbush bakery, Hyde Park Bar and Grille, and more!

Built in 1922

### Essential Information

ListingFeed	abor_vow
MLS® #	8660389
List Price	\$1,199,900
Sale Price	\$1,186,600
Sale Date	August 2nd, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,389
Acres	0.14
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	205 E 35th Street Unit A & B
Subdivision	Grooms Add
City	Austin
County	Travis
State	TX
Zip Code	78705

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
-----------	---

Features	Sidewalks
Parking	Alley Access, Door-Single, Detached, Garage, Oversized, Garage Faces Rear, See Remarks
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Varies by Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Alley, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Medium Size
Windows	Blinds, Screens
Roof	Metal, Shingle
Construction	Wood Siding
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum