

# \$1,850,000 - 1914 Garden Street, Austin

MLS® #9285995

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## \$1,850,000

4 Bedroom, 4.00 Bathroom, 2,308 sqft  
Residential on 0.16 Acres

Driving Park Add, Austin, TX

PRICE REDUCED. Motivated to sell prior to roll-over into a new vacation property for sale. SHOWINGS are VERY limited due to current guests.\*\*\* ONLY A FEW BLOCKS FROM TOWN LAKE Hike; Bike Trail, and Austin's vibrant downtown district! Home has huge Pecan trees, fully fenced with multiple gardens, 3 car off street parking, and finishing touches like Granite countertops, and stained concrete. New 546 sq' loft style apartment above 2 car garage and car port with 300 sq' raised deck giving views of the downtown skyline. The property currently serves as short term rental with \$150K 2021 earnings to date (slow year due to COVID travel). The property sells as-is, furniture, luxury mattresses, 3 sets of linens/towels for all 9 beds, cleaning supplies, Superhost Airbnb account with 200+ overall >4.9 overall ratings on 3 nested listing (front house, back house, both houses together), and bookings scheduled into the spring. Rent both structures together, live in the front and rent the ADU, live in the ADU and rent the front; all strategies are lucrative. Serious inquiries only for further financials on short term rental. However, buyer has no obligation to continue short term rental.



Built in 2006

## Essential Information

ListingFeed	abor_vow
MLS® #	9285995

List Price	\$1,850,000
Sale Price	\$1,800,000
Sale Date	February 17th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1914 Garden Street
Subdivision	Driving Park Add
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Features	None
Parking	Assigned, Carport, Detached, Garage
# of Garages	2
Garages	Garage Door Opener
View	City
Waterfront	None

### **Interior**

Interior	Concrete
Appliances	Convection Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Oven, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Stories Two

### **Exterior**

Exterior Features Exterior Steps

Lot Description Alley, Sprinklers In Rear, Sprinklers In Front, Moderate Trees, Sprinklers Automatic, Sprinklers On Side, Trees Large Size

Windows See Remarks

Roof Composition, Shingle

Construction HardiPlank Type, Stucco

Foundation Slab

### **School Information**

District Austin ISD

Elementary Sanchez

Middle Martin

High Eastside Memorial