

# \$750,000 - 1603 Garden Street, Austin

MLS® #1145757

## \$750,000

2 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 0.10 Acres

OLT 47 DIV O RIVERSIDE, Austin, TX

Unique 2 bedroom, 2 bath, 2 kitchen in historic neighborhood with convenient proximity to downtown. Natural light, vaulted ceilings, custom shelving, pocket doors, raised counters, dual-thermostat HVAC, Mexican hacienda barn door, security cameras, coded exterior locks, and extra wide passageways. Stainless kitchen countertops and Thermador appliances. Slate bathroom floors, glass subway tiles, walk-in showers with multi-level spray, and dual-flush toilets. Full perimeter fence, 2 exterior storage units, and 7 old-growth trees (pecan and loquat).

Short walk to Ladybird Lake, Festival Beach, and local schools, coffee shops, restaurants, bars, libraries, and pools. Bike to grocery stores, Auditorium Shores, and Barton Springs. 5-minute drive to downtown and 15-20 minutes everywhere else - including the airport! Very pet-friendly home and neighborhood. When you live here, the city is all yours!

Built in 1956

## Essential Information

MLS® #	1145757
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	980
Acres	0.10
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1603 Garden Street
Subdivision	OLT 47 DIV O RIVERSIDE
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	None
Parking	Parking Pad
View	None
Waterfront	None

### **Interior**

Interior	Vinyl
Appliances	Cooktop, Dishwasher, Electric Oven, Electric Range, Gas Cooktop, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Washer/Dryer Stacked
Heating	Central, Natural Gas
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Level, Many Trees, Trees Large Size
Roof	Composition
Construction	Wood Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Sanchez
Middle	Martin
High	Eastside Memorial

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