

\$349,900 - 4413 Franklin Park Drive, Austin

MLS® #1267454

\$349,900

4 Bedroom, 3.00 Bathroom, 1,473 sqft
Residential on 0.16 Acres

Franklin Park Amd, Austin, TX

This charming home located in the desirable community of Franklin Park, conveniently close (0.2 mi) to Rodriguez ES and offering easy access to I-35 and Hwy 71/290. Here, youâ€™re just five minutes from Jimmy Clay/Roy Kizer golf courses and less than 15 minutes from downtown Austin, Austin Bergstrom Airport, McKinney Falls State Park, St. Davidâ€™s Hospital, South Congress, Sunset Valley, SouthPark Meadow for shopping, dining, and so much more. Easy commuting to nearby Oracle, Google, and Tesla as well. Updates include newer HVAC (2018) and roof (2017) for additional peace of mind. Outdoor spaces include an expansive covered terrace and fenced backyard offering plenty of room for outdoor dining and entertaining. Design details include exposed beam ceilings, cozy fireplace, and tile flooring. Spacious kitchen features granite countertops, stainless steel appliances, and an oversized passthrough with a seated bar for buffet service or casual dining. Looking for more? Unfinished flex room offers a perfect entertaining space for gameday cookouts, birthday parties, and get-togethers. If thatâ€™s not enough, the roomy double garage has been converted to 1 br/ 1 ba unit with a fully equipped kitchen, generous living space, separate entrance, and no access to the main home. Stylish kitchen features Shaker-style cabinetry and tile backsplash. Beautifully updated, spa-like bath features custom tile work. Perfect space for an Airbnb,



long-term investment property, or convenient multi-generational living. Ready for you to customize it and move right in. You also have the option of addâ€™ cashflow through rental income if you wish. *Upcoming City of Austin improvements on Teri Rd from I-35 to Nuckols Crossing to enhance safety and mobility. ATD-led, community-engaged re-design features addâ€™ street lighting, new pedestrian crossings, buffered bike lane, new roundabout at the X of Teri Rd and S Pleasant Valley along w/ bus stop improvements.

Built in 1976

Essential Information

MLS® #	1267454
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	4413 Franklin Park Drive
Subdivision	Franklin Park Amd
City	Austin
County	Travis
State	TX
Zip Code	78744

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Water Connected
Features	None

Parking	Driveway
View	Neighborhood
Waterfront	None

Interior

Interior	Vinyl
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Oven, Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Trees Large Size
Roof	Shingle
Construction	Stucco, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Rodriguez
Middle	Mendez
High	Travis

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