

\$1,795,000 - 1106 Newning Avenue, Austin

MLS® #2528219

\$1,795,000

2 Bedroom, 1.00 Bathroom, 1,302 sqft
Residential on 0.27 Acres

Travis Heights, Austin, TX

Youâ€™ve got to see this property in person to fully appreciate the potential! The lot alone provides the value in the price, but the home is amazing as well! The lot will accommodate a 4000+ sq. ft. home that will carry a completed value upwards of \$5M. Go back in time as you enjoy private park-like views from the spacious front porch that looks directly into the front lawn of the 1-Acre Austin Landmark, The Academy House! The almost century-old home has been lovingly restored and maintains the very distinctive historic impression from the early 1900s. Located on over a ¼ acre corner lot (11,761 SF), this property provides a collection of opportunities for either a passionate historian or an exp developer! Located on one of Travis Heights' most desirable large corner lots. Expansion plans are available to expand the existing home ready to send to CofA, and although the property boasts some of the most majestic oaks youâ€™ve ever seen, they would not impede any development opportunities. Donâ€™t miss the drone shots showing the brilliant views of downtown Austin at a second-story level. The impossible is made possible with this amazing location. Enjoy peace and tranquility within one of Austin's most sought-after historical neighborhoods, yet just 3-blocks from the famous SoCo district known for its live music, restaurants, and boutiques. Just a few blocks to the Lady Bird Lake and hiking trails, the Long Center, the Texas State Capital, and everything downtown



Austin has to offer, yet you feel a supreme calmness when surrounded by some of the city's largest and most beautiful live oak trees. The 1,302 sq. ft. home feels amazingly spacious, light, and bright with its high ceilings, large living spaces, and exceptional outdoor decking both front and back. The master suite has a large 2nd living room attached that could be the perfect opportunity to add on a second owner's bath.

Built in 1922

Essential Information

MLS® #	2528219
Price	\$1,795,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,302
Acres	0.27
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	1106 Newning Avenue
Subdivision	Travis Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Detached
# of Garages	1

View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Oven, Range
Heating	Central
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Many Trees, Sprinklers Automatic, Trees Large Size
Roof	Composition, Shingle
Construction	Frame, HardiPlank Type, Clapboard
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis

Property Listed by: Bramlett Residential
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