

# \$849,000 - 706 West Avenue B, Austin

MLS® #3492261

## \$849,000

2 Bedroom, 2.00 Bathroom, 1,428 sqft  
Residential on 0.07 Acres

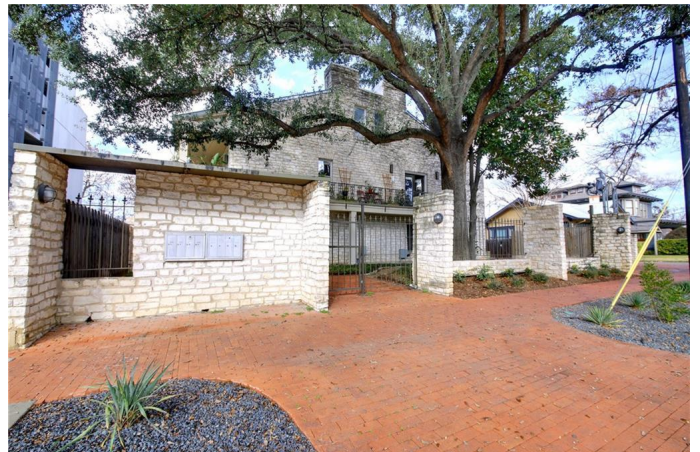
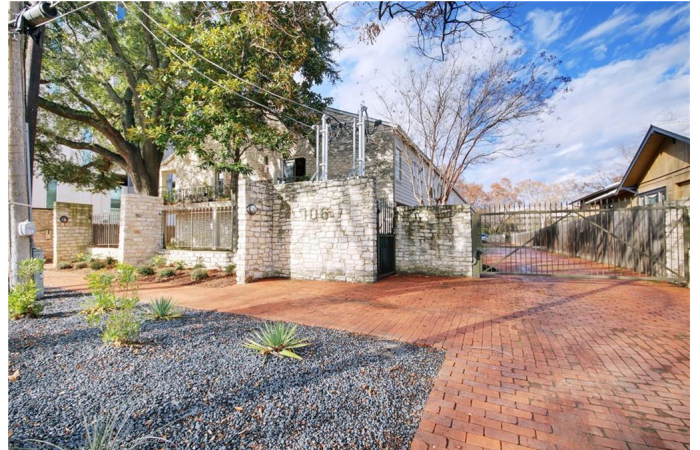
Seven Hundred Six West Ave, Austin, TX

Convenience, Character, Privacy & Tons of Potential - Extremely rare opportunity to own a well-built, low-maintenance condo with 2 master suites each with dual vanities, a 2-car garage with workspace, beautifully refinished original wood floors and fireplace, and a partially finished out 3rd level that could be perfect for a 3rd bedroom, home office, studio or home theater... all within a couple of blocks of 6th and Lamar, right around the corner from parks, eateries and all the convenience of downtown Austin. This beautiful gem of a property is truly the last of its kind in the market district - an almost 1500 sq. ft. condo with a gated entrance and private attached 2-car garage. The building 7 other units, some of which have had the 3rd level converted, adding another approx. 300-400 sq. ft. Don't miss out - the unit has tons of potential and is ready for a new owner to take it to the next level... or simply enjoy the vintage wood floors and saltillo tile. HOA fees are low for the area, at \$350. The land itself is zoned for the market district and has a building FAR of 3. This type of property is truly one-of-a-kind.

Built in 1979

## Essential Information

MLS® #	3492261
Price	\$849,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Condominium
Status	Active Under Contract

### **Community Information**

Address	706 West Avenue B
Subdivision	Seven Hundred Six West Ave
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, High Speed Internet Available, See Remarks
Features	Community Mailbox, See Remarks
Parking	Attached, Garage, Gated, See Remarks, Direct Access
# of Garages	2
Waterfront	Creek, See Remarks

### **Interior**

Interior	Carpet, See Remarks, Tile, Wood
Appliances	Free-Standing Electric Range, Free-Standing Refrigerator, Microwave, Oven, See Remarks
Heating	Central
# of Fireplaces	1
Fireplaces	Decorative, See Remarks
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Private Entrance, See Remarks
Lot Description	See Remarks, Trees Large Size
Roof	Metal
Construction	Brick, Masonry

Foundation                      Slab

**School Information**

District                      Austin ISD  
Elementary                      Mathews  
Middle                      O Henry  
High                      Austin

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