

# **\$1,750,000 - 2512 Harris Boulevard, Austin**

MLS® #6523605

---

## **\$1,750,000**

0 Bedroom, 0.00 Bathroom, 2,471 sqft  
Residential Income on 0.20 Acres

Pemberton Heights Sec 02, Austin, TX

Two amazing updated Pemberton properties now available for sale & \$5,250,000 buys them both! Current owner purchased this lovely duplex at 2512 Harris that was immediately next door to his single family home at 2514 Harris a mere 24 years ago & what a treasure it has turned out to be! You will not find someone that has loved their Pemberton Heights life & location more than the owner of 2514, & owning this duplex has provided a unique opportunity to share that Pemberton experience with others--initially as long term rentals & for the last 6 years as short term rentals. These renovated units are true gems, each offering 2BD/2BA (unit A downstairs and unit B upstairs) & lovely living spaces, kitchens, etc. They are upstairs/downstairs units that are almost total mirrors of each other, except for the connecting staircase & the downstairs fireplace. The units are sometimes rented together & sometimes separate to provide maximum flexibility. The .20 acre lot features a large 2 car garage with some additional storage & also rear outside staircase for direct access to the upstairs unit when the lower unit is occupied. Lots of flexibility w/ these two impeccably maintained & updated units & they are a treat to see! Rental income will be provided to serious purchasers requesting the info. \*These are very challenging to show since they are consistently rented. DO NOT ENTER the property & please contact agent. Additionally the single family home at 2514



Harris Blvd. (MLS#7152065) is an amazing & well presented 4BD/3.5BA/4LIV home. \*Both properties to be sold at the same time.\* Life is about options and opportunities & these two properties provide an abundance of both, therefore seller prefers to sell both properties together, representing a total of .40acres with both lots combined, & no doubt the new owners will enjoy contemplating the many options these properties provide, whether modified, combined, or enjoying them just as they are.

Built in 1937

### **Essential Information**

MLS® #	6523605
Price	\$1,750,000
Bathrooms	0.00
Square Footage	2,471
Acres	0.20
Year Built	1937
Type	Residential Income
Sub-Type	Duplex
Status	Active Under Contract

### **Community Information**

Address	2512 Harris Boulevard
Subdivision	Pemberton Heights Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78703

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Above Ground Utilities, Cable Connected, Sewer Connected, Water Connected
Features	Curbs, None
Parking	Garage, Additional Parking, Driveway

# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Free-Standing Range, Refrigerator
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Roof	Composition
Construction	Stone Veneer
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Casis
Middle	O Henry
High	Austin

Property Listed by: Compass RE Texas, LLC  
The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 4:36pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.