

\$739,000 - 1213 E M Franklin Avenue 1, Austin

MLS® #6905903

\$739,000

3 Bedroom, 3.00 Bathroom, 1,976 sqft
Residential on 0.29 Acres

Division B, Austin, TX

Coming late spring/early summer 2021!

Looking for a new home with a true two-car attached garage? Don't miss this smart 1976 sq ft detached home with 3 bedrooms and 2.5 bathrooms. Downstairs has an open plan combining the living, dining, and kitchen areas. The functional kitchen features an island with a breakfast bar with pendant lighting. Counters are hard-wearing engineered quartz and the cabinets feature soft-close hardware. Coordinated black lighting and plumbing fixtures add sophistication to the white counters and tile backsplash.

Maintenance-free concrete floors remain cool during hot Texas summers. The stairs and upstairs bedrooms feature engineered oak hardwood floors. The upstairs owner's bedroom includes an oversized walk-in closet. The bathroom has dual vanities and a walk-in shower with elegant hex tile floors and marble tile walls. The hall bathroom features a deep soaking tub and dual vanities. There's a generous 12' x 13' flex space on the second floor, large enough for a media area or office. Outside, a front porch overlooks a fenced front yard, perfect for keeping an eye on young ones or pets. Area attractions include the Texas Farmer's Market at Mueller, Contigo, Oddwood Ales & Pizza, Batch Craft Beer & Kolaches, the Blue Starlite Urban Drive-In, Boggy Creek Greenbelt, Southern Walnut Creek Bike Trail, and Springdale General. Unit 2 sold pre-MLS.



EM Franklin Homes



Built in 2021

Essential Information

MLS® #	6905903
Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,976
Acres	0.29
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	1213 E M Franklin Avenue 1
Subdivision	Division B
City	Austin
County	Travis
State	TX
Zip Code	78721

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Garage, Inside Entrance, Shared Driveway, Garage Faces Side, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	Creek, Seasonal

Interior

Interior	Concrete, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Plumbed For Ice Maker, Tankless Water Heater

Heating	Central, Zoned
# of Stories	2
Stories	Two

Exterior

Lot Description	Sloped Down, Gentle Sloping, Interior Lot, Moderate Trees, Sprinklers In Ground, Trees Medium Size, Trees Small Size
Roof	Composition
Construction	HardiPlank Type, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Norman
Middle	Martin
High	Reagan

Property Listed by: Robert GrifficeThe 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 3:36pm 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.