

\$799,900 - 2806 French Place, Austin

MLS® #8736058

\$799,900

2 Bedroom, 2.00 Bathroom, 1,604 sqft
Residential on 0.15 Acres

Forest Hills, Austin, TX

Quintessential home in the heart of Cherrywood! Located blocks from exciting and diverse dining options along Manor Rd. including Thunderbird Coffee, Haymaker, Patriziâ€™s, and Salty Sow, just to name a few. This property comprises 1,604 total sq. ft. including the main house (1,388 sq. ft.) and the backyard studio (216 sq. ft.) The main house has two bedrooms, two bathrooms and features beautiful hardwood floors, a spacious living room with a dining area and large/ample windows pouring natural light throughout the home. Abundant character in the main house still offers plenty of potential for personalization - make it your own! Updates to the main house include new insulation, significant portions of the exterior siding replaced, and a new deck on the side of the home which were all completed in 2015. New plumbing throughout the home was installed in 2020.

Relax in any of the multiple outdoor seating areas: a cozy screened-in front porch, a spacious deck on the side of the home, and a stone patio in the backyard perfectly shaded by a pergola. The enchanting backyard is best experienced in person. It offers endless opportunities for both entertainment and relaxation. The backyard studio, built in 2017, has been used as an artist's studio but would also make an excellent home office or other flex space. The hot tub in the backyard is fully functional and has been well-maintained - this amenity conveys with the property. Visit soon,



because this one won't last long!

Built in 1940

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 8736058 |
| Price | \$799,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,604 |
| Acres | 0.15 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2806 French Place |
| Subdivision | Forest Hills |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78722 |

Amenities

| | |
|--------------|-----------------------|
| Utilities | Electricity Connected |
| Features | None |
| Parking | Driveway, Garage |
| # of Garages | 1 |
| View | None |
| Waterfront | None |

Interior

| | |
|--------------|---|
| Interior | Tile, Wood |
| Appliances | Dishwasher, Gas Range, Gas Water Heater |
| Heating | Central |
| # of Stories | 1 |

| | |
|---------|-----|
| Stories | One |
|---------|-----|

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description | Back Yard, Level, Moderate Trees, Private, Trees Medium Size |
| Roof | Shingle |
| Construction | HardiPlank Type, Wood Siding |
| Foundation | Pillar/Post/Pier |

School Information

| | |
|------------|------------|
| District | Austin ISD |
| Elementary | Maplewood |
| Middle | Kealing |
| High | McCallum |

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