

# \$1,354,900 - 809 Limon Lane, Austin

MLS® #9192091

## \$1,354,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0.29 Acres

Cuba Libre Add, Austin, TX

### LOCATION, LOCATION, LOCATION.

Walking distance to popular SOCO, 6 minutes.

Walking distance to Zilker Park, 10 minutes.

This oversized lot, 12,502 Sq Ft. located in the desirable 78704 neighborhood on the corner of a cul de sac offers the potential to make it your own. Zoned SF-3, add a double garage with an apartment or guest suite. Need a separate home, add another unit and/or swimming pool or start over and build a home of your dreams. Buyer to use due diligence in how to make it their own. The home that sits on the property has an open floor plan with the living area in the rear displaying a wall of windows in the high ceiling viewing the expanse of large trees, a view that has the feeling of being nestled in the woods. Three exterior areas are part of the home, a screened in porch for coffee or tea in the mornings with a covered deck over the porch perfect for watching the sunset to relax and unwind at the end of the day. The third area has a deck off the back bedroom, a place to enjoy viewing the trees or enjoy star gazing.

Built in 1999

### Essential Information

MLS® #	9192091
Price	\$1,354,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,520
Acres	0.29
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Open Houses

Date/Time	Wed Dec 31st, 12:00-2:00PM
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### Community Information

Address	809 Limon Lane
Subdivision	Cuba Libre Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Connected, Water Connected
Features	Curbs
Parking	Driveway, Parking Pad
View	Trees/Woods
Waterfront	None

### Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Disposal, Gas Range
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Level, Many Trees

Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Dawson
Middle	Fulmore
High	Travis

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