

\$801,500 - 310 W 37th Street, Austin

MLS® #17963

\$801,500

3 Bedroom, 2 Bathroom, 2,168 sqft
Residential

Lakeview Add, Austin, TX

MULTIPLE OFFER SITUATION: DEADLINE 5PM SUNDAY FOR FINAL & BEST: Amazing opportunity with a ton of character in highly sought after part of town (Hyde Park, North University). This 100 year old home provides both a modernized, move in ready option for "now", but also a WORLD of possibilities to grow and improve the home (and it's value) as you move forward. Built in 1920, this is the original home of the 37th St Christmas Lights Festival. Underwent major remodeling twice recently ('98 & '07). Beautiful hardwoods, original archway in dining room, big bright windows, tall ceilings, and a sleigh full of character. **UPGRADES/MODERNIZATIONS INCLUDE:** Fully remodeled "open concept" kitchen and family room, perfect for everyday living and for entertaining. Wiring, plumbing, piers, windows and metal roof were all part of the recent long term upgrades by previous owners. As is the beautiful, multi-functional back deck. Many rooms can transform into multiple uses. This home could easily have 5 **BEDROOMS**, as loft & library (currently perfect places to curl up with a book) could be converted to bedrooms. Master bedrooms up or down. Likewise, the extra 250sqft of **AIR CONDITIONED** attic space could also be converted to office, bedroom, bunkhouse, studio, man cave, womb tomb, etc. Walk to Central Market, coffee shops, 35th St medical district. Bike to UT or downtown! Would likely be a strong investment opportunity. Alley access could provide unique opportunity to put



in a garage with an ADU above. With this price, at this location, it will go quickly. Reviewing all offers Sunday evening.

Built in 1920

Essential Information

MLS® #	7395921
Price	\$801,500
Bedrooms	3
Bathrooms	2
Full Baths	2
Square Footage	2168
Year Built	1920
Type	Residential
Status	Closed

Community Information

Address	310 W 37th Street
Subdivision	Lakeview Add
City	Austin
Province	TX
Postal Code	78705

Exterior

Lot Size	0.15
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School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

Additional Information

Agent	Rob Gordon
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