



\$1,290,000.00

• Buy

## 809, 44TH, AUSTIN, AUSTIN, TX, 78751

<https://elevateaustingroup.com>



Discover the perfect blend of comfort and investment opportunity at 809 East 44th Street in the heart of Austin. This charming property offers a unique living arrangement with a front unit featuring 2 cozy bedrooms and 1 bath, ideal for homeowners looking to enjoy their own private space. Meanwhile, the back unit, already leased for ...

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**Sam Archer**

### Basics



• ELEVATE AUSTIN •

**Rent or Buy:** Buy  
**County Or Parish:** Travis  
**Lot Size Square Feet:** 6873.77 sq ft

**Subdivision Name:** Ridgetop Annex  
**Bathrooms Full:** 2  
**Lot Size Acres:** 0.1578 sq ft

**Building Details**

**Parking Features:** Off Street **View:** None  
**Accessibility Features:** Accessible Approach with Ramp

**Amenities & Features**

**Water Source:** Public  
**Appliances:** Built-In Gas Range, Dishwasher, Disposal, Exhaust Fan, Plumbed For Ice Maker, Free-Standing Gas Range, RNGHD, Refrigerator, Stainless Steel Appliance(s), Washer/Dryer Stacked, Water Heater-Gas, Tankless Water Heater  
**Sewer:** Public Sewer  
**Waterfront Features:** None  
**Cooling:** Ceiling Fan(s), Central Air, Ductless, Heat Pump  
**Heating:** Central, Ductless, Heat Pump, Natural Gas  
**Fencing:** Back Yard, Stone, Wood  
**Patio & Porch Features:** Covered, Front Porch  
**Pool Features:** None  
**Exterior Features:** Exterior Steps, Private Yard  
**Window Features:** Blinds, Double Pane Windows, Insulated Windows, Screens  
**Interior Features:** Ceiling Fan(s), High Ceilings, Granite Counters, Tile Counters, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Stackable W/D Connections  
**Flooring:** Tile, Wood

