

\$1,950,000 - 10310 Brodie Ln, Austin

MLS® #2333036

\$1,950,000

2 Bedroom, 2.00 Bathroom, 1,752 sqft

Residential on 5.65 Acres

Travis County, Austin, TX

Owner selling after thirty (30) years. A Buyer can occupy the existing home overlooking Slaughter Creek or build up to four (4) additional homes within the secluded tree covered acreage. After passing through the entry gate adjacent to Brodie Lane, travel west on the paved driveway located within the 40±TM fenced private lane to the point where the Property widens into a tree covered 4.5±/- acre oasis. The gated entry for 10310 Brodie Lane is located on the west shoulder of Brodie Lane, approximately 4.7 miles south of US Highway 71 & US Highway 290. The existing three (3) bedroom, two (2) bath, pier & beam, frame, single family residence was built in 1970 and contains 1,752±/- square feet of living area. A focal point, within the living room, is the large wood burning fireplace. The residence and its expansive, multitier, wrap-around deck is prominently perched on a high-bank overlooking Slaughter Creek and its largely undeveloped valley beyond. A detached garage, plus several small free-standing equipment sheds are also located within the Property. The Property is located within Travis County. The Survey indicates that the Property contains 5.65 acres. The Property is "park-like", contains an extensive cover of Live Oaks, is mostly fenced, and slopes gently providing adequate drainage. Travis County officials have confirmed that "the Property is suitable for Commercial or Residential Use and is not subject to "Austin's Extra



Territorial Jurisdiction (ETJ)â€•. The Propertyâ€™s western boundary stretches 340+/- feet along Slaughter Creek, thus a relatively small area of the Property is located within the â€œAEâ€• flood plains (see 100 & 500-year flood plain map attached). The Property is located within the â€œBarton Springs Zoneâ€•, the â€œSlaughter Creek Watershedâ€•, and the â€œEdwards Aquifer Recharge Zoneâ€•. A Buyer, interested in further developing the Property, is encouraged to review the developmental rules governing Impervious Cover, Flood Plains, and Water Quality Zones.

Built in 1970

Essential Information

MLS® #	2333036
Price	\$1,950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,752
Acres	5.65
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	CreekStream,TreesWoods,See Remarks
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Community Information

Address	10310 Brodie Ln
Area	SWE
Subdivision	Travis County
City	Austin
County	Travis
State	TX

Zip Code 78748

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Not Available, Phone Available, Water Connected

Features See Remarks

Parking Additional Parking, Asphalt, Detached, Garage, Gravel, Storage

of Garages 1

Interior

Interior Tile

Appliances Built-In Electric Range, Disposal, Electric Water Heater, Microwave, Refrigerator

Heating Central

of Fireplaces 2

Fireplaces Living Room, Primary Bedroom

of Stories 1

Stories One

Exterior

Exterior Features See Remarks

Lot Description Backs to Greenbelt/Park, Many Trees

Roof Composition, Shingle

Construction Frame, Masonry, Wood Siding

Foundation Pillar/Post/Pier

School Information

District Austin ISD

Elementary Baranoff

Middle Bailey

High Bowie

Additional Information

Date Listed July 11th, 2023

Days on Website 355

Days on Market 523

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