

\$1,094,999 - 1109 Brentwood St, Austin

MLS® #3529014

\$1,094,999

0 Bedroom, 0.00 Bathroom, 3,020 sqft

Residential Income on 0.21 Acres

Violet Crown Heights Sec 01, Austin, TX

Many fond memories, and long term tenants occupy this rare Brentwood double single-family-home duplex. Dual character and functionality highlight the corner lot investment opportunity which offers two separate 3/2 properties with fenced backyards and private single car garages with additional ample storage. No carpet to be found in either of these unique dwellings. Unit A features classic bungalow styling with hardwood and tile flooring throughout. Unit B, built in 2007, boasts a sprawling second level open concept living & kitchen/dining combo with bamboo flooring, cathedral ceiling and dramatic exposed ducting. Take advantage of the living room's adjacent balcony deck, perfect for enjoying a cool beverage among the treetops and your favorite patio plants. Multiple upgrades on both properties over the years. '23 new HVAC and deck replaced in Unit B. Full appliance package conveys. Turnkey ready with long term tenants for investment in both units, lease term flexibility on Unit B for potential use as a personal residence, or a prime Brentwood corner lot for redevelopment; the possibilities are endless. Choose your own adventure!

Built in 1948

Essential Information

MLS® #	3529014
Price	\$1,094,999



Bathrooms	0.00
Square Footage	3,020
Acres	0.21
Year Built	1948
Type	Residential Income
Sub-Type	Duplex
Status	Active

Water Feature/View

View	None
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Community Information

Address	1109 Brentwood St
Area	2
Subdivision	Violet Crown Heights Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Sidewalks, Street Lights, Trash Pickup Door to Door
Parking	Additional Parking, Attached, Driveway, Garage Faces Front, Garage Faces Side, Detached, Off Street
# of Garages	2

Interior

Interior	Tile, Wood, Concrete
Appliances	Built-In Range, Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Washer, Built-In Electric Range, Built-In Gas Range, Free-Standing Refrigerator
Heating	Forced Air
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Trees Large Size, Level, Moderate

	Trees
Roof	Composition
Construction	Frame, HardiPlank Type, Vinyl
Foundation	Slab, Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	June 12th, 2025
Days on Website	124
Days on Market	111



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