# \$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. Duel 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

# **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, Vin

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 144

Days on Market 111



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