

# \$290,000 - 1807 Poquito St 44, Austin

MLS® #3862376

**\$290,000**

1 Bedroom, 1.00 Bathroom, 871 sqft

Residential on 0.03 Acres

Willow Branch Lofts, Austin, TX

PRICE IMPROVEMENT, JUST UNDER 300K IN AN AMAZING LOCATION!!!! You do not want to miss this spacious one bedroom condo in the heart of East Austin. Ideally located above Bennu Coffee, across the street Casa De Luz, minutes from downtown Austin and the University of Texas campus.

In this condo you will experience the benefit of a corner unit, with minimal shared walls, private-facing windows, and your own balcony area. The open-concept layout creates a spacious and welcoming environment, perfect for everyday living or entertaining. This condo is move in ready, the interior has been freshly painted and the HVAC system was replaced last year. The washer, dryer and refrigerator all convey.

\* All of the art inside the condo is for sale, please contact listing agent for more details\*

Built in 2008

## Essential Information

MLS® #	3862376
Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	871
Acres	0.03



Year Built	2008
Type	Residential
Sub-Type	Condominium
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	1807 Poquito St 44
Area	5
Subdivision	Willow Branch Lofts
City	Austin
County	Travis
State	TX
Zip Code	78702

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Gated
Parking	Assigned, Gated

### **Interior**

Interior	Concrete
Appliances	Electric Oven
Heating	Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Dog Run
Lot Description	None
Roof	Metal
Construction	Frame, Masonry, Stone, Aluminum Siding, HardiPlank Type
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Campbell

Middle	Kealing
High	McCallum

### **Additional Information**

Date Listed	May 15th, 2025
Days on Website	152
Days on Market	151
HOA Fees	237
HOA Fees Freq.	Monthly
Gated Community	Yes

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