

# \$980,000 - 1215 W Mary St, Austin

MLS® #4510721

**\$980,000**

3 Bedroom, 2.00 Bathroom, 1,475 sqft  
Residential on 0.21 Acres

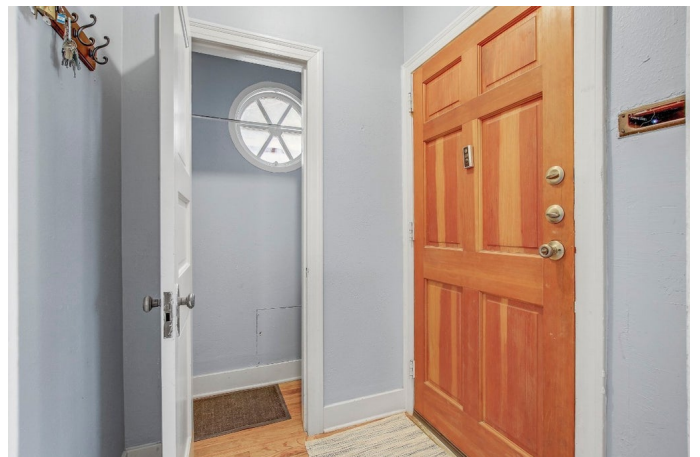
Fredericksburg Road Acres, Austin, TX

Prime Location in the heart of Austin! This charming 1947 home is nestled on a large, deep lot mere steps away from the vibrant South Lamar corridor and all the businesses, restaurants, shopping, recreation and natural beauty that has made Austin one of the most popular cities in the country. The home features long pine wood floors, bright, open living spaces and bespoke original features that create the perfect mix of historic charm and modern comfort. The deep backyard is a quiet and welcoming retreat, replete with mature trees and an outdoor entertaining space. This oversized lot offers unparalleled potential for growth and function. This property had been zoned both residential and commercial, perfect for conversion to a multitude of different usage options. Add on to the existing home, with up to 2 additional dwellings on the lot; maximize the use with STR's or additional rental income, create a multi-use live/work haven or set up a business in one of the best locations in all of Austin. See attached documents for seller proposed building plans, buyer to verify directly with City.

Built in 1947

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 4510721   |
| Price    | \$980,000 |
| Bedrooms | 3         |



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,475                   |
| Acres          | 0.21                    |
| Year Built     | 1947                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|      |                  |
|------|------------------|
| View | CityLights, City |
|------|------------------|

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1215 W Mary St            |
| Area        | 6                         |
| Subdivision | Fredericksburg Road Acres |
| City        | Austin                    |
| County      | Travis                    |
| State       | TX                        |
| Zip Code    | 78704                     |

### **Amenities**

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected |
| Features  | Street Lights, See Remarks, Curbs                                                                                                                                      |
| Parking   | Concrete, Gravel                                                                                                                                                       |

### **Interior**

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Interior     | Wood                                                                           |
| Appliances   | Dryer, Dishwasher, Free-Standing Range, Gas Water Heater, Refrigerator, Washer |
| Heating      | Natural Gas                                                                    |
| # of Stories | 1                                                                              |
| Stories      | One                                                                            |

### **Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters, See Remarks                             |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Level, Private, Trees Large Size |

|              |                  |
|--------------|------------------|
| Roof         | Metal            |
| Construction | Frame            |
| Foundation   | Pillar/Post/Pier |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Zilker     |
| Middle     | O Henry    |
| High       | Austin     |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 31st, 2025 |
| Days on Website | 77              |
| Days on Market  | 42              |

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