# \$1,999,050 - 604 Fletcher, Austin

MLS® #6461334

### \$1,999,050

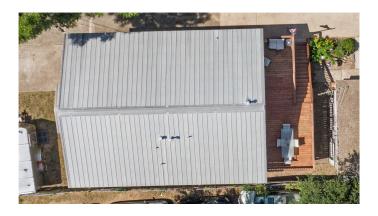
0 Bedroom, 0.00 Bathroom, 2,400 sqft Residential Income on 0.18 Acres

Faulk Henry, Austin, TX

Lot is Almost 8000 sq ft and is currently zoned CS-NP; adjoining 1 available lots, and 1 recent sold on the corner of South First and Fletcher listed by a different Brokerage (see MLS 5656371 and MLS 4951300) Current improvements include a 2001 owner occupied duplex... an older structure with a 1 car garage and large storage room/shop... The Duplex is constructed with steel stud interior framing, 100% masonry Hardie panel siding, & a 26 Ga. Galvalume A panel metal roof. 2-2 1200 square feet up and down with 2400 sqft total. Specifications and Home Improvements are in attached documents. Rents could be \$5k-\$7k per month... Or use as multigenerational home as Current owner does. Eventual land use May be as part of a commercial project with adjoining commercially zoned lots. Do not disturb occupants. Strict appointment with agent.







Built in 2001

# **Essential Information**

MLS® # 6461334

Price \$1,999,050

Bathrooms 0.00
Square Footage 2,400
Acres 0.18
Year Built 2001

Type Residential Income

Sub-Type Duplex

Status Active

#### Water Feature/View

View None

# **Community Information**

Address 604 Fletcher

Area 6

Subdivision Faulk Henry

City Austin
County Travis
State TX

Zip Code 78704

# **Amenities**

Utilities Electricity Available, See Remarks

Features See Remarks

Parking Driveway, Garage

# of Garages 2

#### Interior

Interior See Remarks

Appliances Oven
Heating Central

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features None
Lot Description Level
Roof Metal

Construction See Remarks

Foundation Slab

# **School Information**

District Austin ISD
Elementary Becker
Middle Lively
High Travis

#### **Additional Information**

Date Listed September 27th, 2021

Days on Website 358

Days on Market 1456

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