

\$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
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Water Feature/View

View	None
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Community Information

Address	604 Fletcher
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Area	6
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Subdivision	Faulk Henry
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City	Austin
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County	Travis
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State	TX
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Zip Code	78704
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Amenities

Utilities	Electricity Available, See Remarks
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Features	See Remarks
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Parking	Driveway, Garage
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# of Garages	2
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Interior

Interior	See Remarks
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Appliances	Oven
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Heating	Central
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# of Stories	2
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Stories	Two
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Exterior

Exterior Features	None
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Lot Description	Level
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Roof	Metal
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Construction	See Remarks
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Foundation	Slab
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School Information

District	Austin ISD
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Elementary	Becker
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Middle	Lively
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High	Travis
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Additional Information

Date Listed September 27th, 2021

Days on Website 358

Days on Market 1456

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