

\$1,750,000 - 810 E 13th St, Austin

MLS® #7710347

\$1,750,000

3 Bedroom, 2.00 Bathroom, 2,137 sqft

Residential on 0.40 Acres

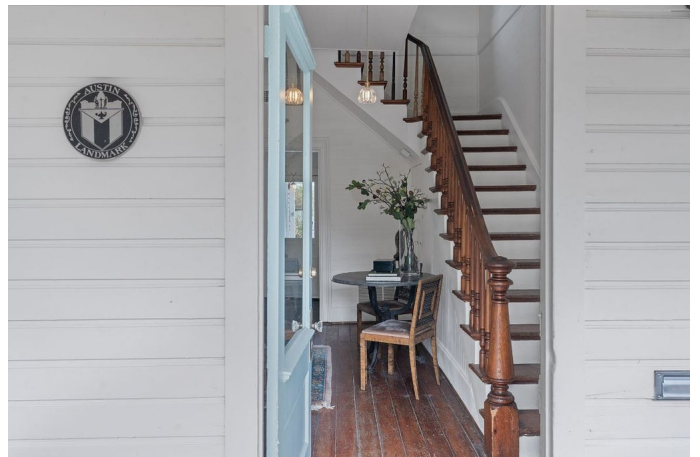
Division B, Austin, TX

In the heart of East Austinâ€™s vibrant 78702, nestled in the historic Swede Hill District, stands a remarkable piece of Texas history: the Limerick-Frazier House. Built in 1876, this Austin Landmark sits on a generous .40-acre lot with potential for additional development.

Originally constructed by Joseph Limerick an Irish immigrant, this home tells a powerful story of community, culture, and resilience. Later acquired in 1905 by Professor John W. Frazierâ€”an educator at Samuel Huston College.

Today, the property offers rare views of downtown Austin, the UT Tower, and Darrell K Royal Stadiumâ€”all within a short distance of future green space and emerging retail in one of the cityâ€™s fastest-growing corridors. Architecturally, the home is a preserved example of late 19th-century Texas vernacular design, showcasing an I-plan layout, clapboard siding, and an extended front porch that complements the structure's historic bones.

Much of the original detailing remains: balloon-framed walls, tongue-and-groove wood floors, two brick fireplaces, and ornate tiled mantels. The foyer leads to a stately staircase flanked by a formal living room and bedroom, while the second floor includes two spacious bedrooms and a light-filled study. Though the kitchen and baths await updates,



the bones of this home are unmatched.

Whether you're a preservationist, visionary developer, or someone drawn to legacy properties, this is a chance to own a meaningful piece of East Austin's past and help shape its future.

Built in 1900

Essential Information

MLS® #	7710347
Price	\$1,750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,137
Acres	0.40
Year Built	1900
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	City
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Community Information

Address	810 E 13th St
Area	5
Subdivision	Division B
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Connected, Water Connected
Features	Park, See Remarks

Parking	Off Street
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Interior

Interior	Laminate, Tile, Wood
Appliances	Gas Range
Heating	Central, Fireplace(s), Natural Gas
# of Fireplaces	2
Fireplaces	Dining Room, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Moderate Trees
Roof	Composition
Construction	Frame
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Early College

Additional Information

Date Listed	June 21st, 2025
Days on Website	115
Days on Market	1

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