

\$3,800,000 - 1304 Rio Grande St, Austin

MLS® #8673698

\$3,800,000

11 Bedroom, 7.00 Bathroom, 5,022 sqft

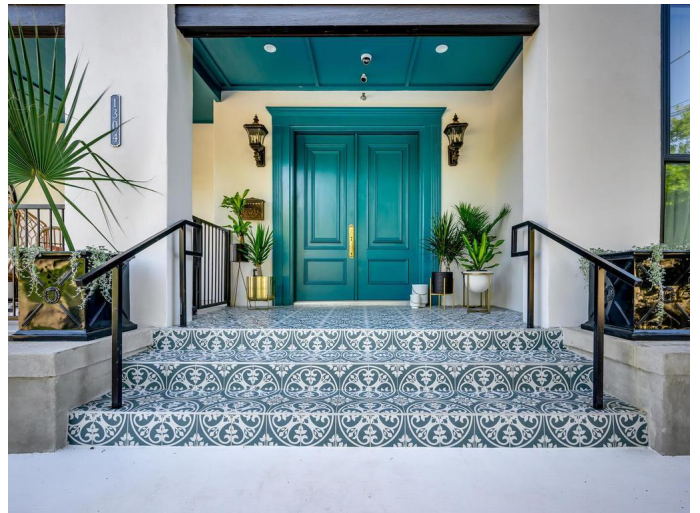
Residential on 0.20 Acres

Block 153 Original City, Austin, TX

Discover a beautifully transformed 1916 downtown mansion that perfectly blends historic charm with modern sophistication. Located just blocks from the Texas State Capitol in the prestigious Judges Hill Neighborhood, this ~6,000 SF property offers unparalleled potential. Currently operated as a luxury short-term rental, the building features 7 unique suites, including 4 extra-large units with two sleeping areas each, a spacious junior suite, and two queen rooms, capable of accommodating up to 24 guests. The property boasts distinctive artwork by local artists, enhancing the aesthetic appeal of each room.

Recently rezoned to DMU (Downtown Mixed Use), the property offers a wide range of potential uses, including boutique hotel, medical or wellness center, senior living, creative office, or even a dream downtown residence. In addition to the existing luxurious spaces, the third floor and rear ~250 SF addition with soaring ceilings are unfinished, offering an incredible opportunity to expand the usable square footage by over 1,200 SF, further increasing the property's value and flexibility.

The building blends original historic elements with a fully modernized interior, including all-new utilities, systems, and finishes, making it a turn-key investment or a unique, stylish place to call home. The property also includes a private parking lot with six dedicated spaces,



adding even more value to this rare opportunity.

Whether you're looking to capitalize on Austin's thriving real estate market, expand the property's potential, or create your own downtown mini mansion, this property delivers location, character, and unmatched flexibility.

Built in 1916

Essential Information

MLS® #	8673698
Price	\$3,800,000
Bedrooms	11
Bathrooms	7.00
Full Baths	7
Square Footage	5,022
Acres	0.20
Year Built	1916
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	City
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Community Information

Address	1304 Rio Grande St
Area	DT
Subdivision	Block 153 Original City
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected
Features	None

Parking	Parking Lot, Parking Pad
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Interior

Interior	Wood
Appliances	Dishwasher, Free-Standing Gas Range, Stainless Steel Appliance(s)
Heating	Central
# of Fireplaces	4
Fireplaces	Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Composition, Shingle
Construction	Stucco
Foundation	Pillar/Post/Pier, Slab, Combination

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	May 9th, 2025
Days on Website	159
Days on Market	88

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