

\$1,800,000 - 1806 Pearl St, Austin

MLS® #9290977

\$1,800,000

0 Bedroom, 0.00 Bathroom, 2,962 sqft

Residential Income on 0.26 Acres

Division E, Austin, TX

Situated in the heart of Austin's historic Judge's Hill neighborhood, this fully renovated triplex offers a rare opportunity for investors, preservationists, or those seeking multi-unit living just minutes from downtown. Originally built in 1935 by Walter E. Long using bricks salvaged from UT's "Old Main" building, the property blends historic character with modern updates and strong income potential.

Set on a spacious quarter-acre lot, the triplex includes two 2-bedroom, 1.5-bath units and one 1-bedroom unit—each with its own private entry and unique layout. All units have been updated with new appliances, fully renovated bathrooms, new HVAC systems, and modern finishes. The left unit was renovated in 2018, the right unit in 2024, and the garage apartment was completed in 2017. New roof July 2025.

Architectural charm remains throughout, with sweeping staircases, wrought iron details, original wood flooring, and multiple fireplaces. The upstairs unit features a balcony overlooking the treetops, and the three-car garage includes additional space that offers storage or expansion potential.

Each unit is separately metered for water, gas, and electricity, providing flexibility for tenants or future redevelopment. Zoned to Bryker Woods Elementary, O. Henry Middle, and



Austin High, and just blocks from the Capitol, UT campus, and Pease Park.

A rare opportunity to own a piece of Austin history with modern appeal in one of the city's most iconic neighborhoods.

Built in 1935

Essential Information

MLS® #	9290977
Price	\$1,800,000
Bathrooms	0.00
Square Footage	2,962
Acres	0.26
Year Built	1935
Type	Residential Income
Sub-Type	Triplex
Status	Active

Water Feature/View

View	None
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Community Information

Address	1806 Pearl St
Area	DT
Subdivision	Division E
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Connected, Water Available
Features	None
Parking	None
# of Garages	3

Interior

Interior	Tile, Vinyl, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Trees Large Size
Roof	Composition
Construction	Brick Veneer
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Bryker Woods
Middle	O Henry
High	Austin

Additional Information

Date Listed	July 4th, 2025
Days on Website	101
Days on Market	88

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