# \$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 unitâ€"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

# **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 123

Days on Market 88

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