



2306 BARTON VILLAGE CIRCLE
AUSTIN, TX 78704



\$1,200,000



3,526 sqft



beds



baths

DESCRIPTION

STABILIZED 78704 QUADPLEX 100% REMODELED & TENANT-OCCUPIED Rare opportunity to acquire a fully stabilized, turnkey multifamily asset in the heart of Austin's most resilient submarket. 2306 Barton Village Circle is a Blue-Chip quadplex where the heavy lifting has already been done. Unlike typical value-add plays, every square inch of this property has been updated to a premium, modern standard, ensuring high-quality tenancy and near-zero vacancy in the booming South Lamar corridor. UNIT HIGHLIGHTS (All 4 Units Fully Updated): Each 1BR/1.5BA loft has been meticulously renovated to match the designer aesthetic of Unit #104: Designer Kitchens: Quartz countertops, shaker-style cabinetry, and custom subway tile backsplashes. Modern Flooring: High-end Luxury Vinyl Plank (LVP) throughout—100% carpet-free for maximum durability and tenant appeal. Tech-Forward Design: Each unit features a built-in Butcher Block workstation, catering to Austin's high-earning remote workforce. Full Appliance Package: Every unit includes stainless steel appliances and a private laundry setup. THE INVESTMENT CASE: Fully Occupied: Immediate cash flow from day one with a 100% occupancy rate. Low CapEx: New modern finishes, slab foundation, and brick/masonry construction minimize future maintenance costs. Location Alpha: Tucked into a quiet cul-de-sac but walkable to Mouton's, Stiles Switch BBQ, and the Alamo Drafthouse. Minutes to Zilker Park and Downtown Austin. STRATEGIC HUB: 78704 continues to be the primary target for high-net-worth investors due to its constrained supply and massive demand from Austin's tech and creative sectors. This is a rare, set-it-and-forget-it asset in a Tier-1 location.

PROPERTY TYPE: Multifamily - Quadruplex
MLS STATUS: Active
MLS: 5478199
YEAR BUILT: 1967
COUNTY: Travis
TRACT OR SUBDIVIION: Barton Village Sec 02
LIST DATE: 04/03/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 7
SQUARE FEET: 3,526
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.24
LOT SIZE (SQFT): 10,336

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet

APPLIANCES:

- Dishwasher
- FreeStandingRange
- Refrigerator

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- None

ROOF TYPE:

- Composition

YARD/GROUNDS:

- None

SIDING:

- BrickVeneer

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- None

COMMUNITY:

- None
-

LISTED BY: Or Yochanan

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BROKERED BY: Ready Real Estate LLC