

CENTURY 21[®]

Judge Fite Company



604 FLETCHER

AUSTIN, TX 78704



\$1,999,050



2,400 sqft



beds



baths

DESCRIPTION

Lot is Almost 8000 sq ft and is currently zoned CS-NP; adjoining 1 available lots, and 1 recent sold on the corner of South First and Fletcher listed by a different Brokerage (see MLS 5656371 and MLS 4951300) Current improvements include a 2001 owner occupied duplex... an older structure with a 1 car garage and large storage room/shop... The Duplex is constructed with steel stud interior framing, 100% masonry Hardie panel siding, & a 26 Ga. Galvalume A panel metal roof. 2-2 1200 square feet up and down with 2400 sqft total. Specifications and Home Improvements are in attached documents. Rents could be \$5k-\$7k per month... Or use as multigenerational home as Current owner does. Eventual land use May be as part of a commercial project with adjoining commercially zoned lots. Do not disturb occupants. Strict appointment with agent.

PROPERTY TYPE: Multifamily - Duplex
MLS STATUS: Active
MLS: 6461334
YEAR BUILT: 2001
COUNTY: Travis
TRACT OR SUBDIVIION: Faulk Henry
LIST DATE: 09/27/2021

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800.451.8055

AREA: 6
SQUARE FEET: 2,400
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.18
LOT SIZE (SQFT): 7,927

INTERIOR FEATURES

KITCHEN:

- Negotiable

FLOOR COVERINGS:

- SeeRemarks

APPLIANCES:

- Oven

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- Garage

LOT DESCRIPTION:

- Level

ROOF TYPE:

- Metal

YARD/GROUNDS:

- None

SIDING:

- SeeRemarks

FOUNDATION:

- Slab

FENCING:

- SeeRemarks

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SeeRemarks

LISTED BY: George Liebes

PHONE: 512.458.4449

ADDITIONAL PROPERTY DETAILS

BROKERED BY: The Caldwell Company

COMMUNITY:

- SeeRemarks

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