

# CENTURY 21

Judge Fite Company



## 809 E 44TH STREET

AUSTIN, TX 78751



\$910,000



1,834 sqft



beds



baths

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## DESCRIPTION

Charming Hyde Park Opportunity - Two stand alone homes on one lot! Built-In Income at 809 East 44th Street, both homes are 2 bed/1 bath. Discover the perfect blend of comfort, convenience, and investment potential. Nestled in the heart of Austin's coveted Hyde Park neighborhood, this charming duplex offers a unique living arrangement ideal for investors. The leased front house features 2 cozy bedrooms and 1 bathroom with original hardwoods and vintage built ins—a perfect private retreat with a large fenced backyard. The back modern home is a 2-bedroom, 1-bath residence built in 2018, offering a bright open-concept layout with high ceilings and abundant natural light. The gourmet kitchen is thoughtfully designed with natural granite countertops, custom cabinetry, and stainless steel appliances including a full-size refrigerator with ice maker, gas range with vent hood, dishwasher, and garbage disposal. Washer and dryer included. The bathroom continues the refined finishes with granite counters and custom cabinetry. Generous closet space throughout enhances everyday functionality. A well-appointed home combining contemporary design with quality craftsmanship. It's a turnkey opportunity to build your portfolio. Located on a quiet, walkable street, this property puts you just minutes from some of Austin's best restaurants, cafes, and nightlife, all while offering the peace and charm Hyde Park is known for. Enjoy Quack's, First Light Books, Hyde Park Bar and Grill, Antonelli's, Fresh Plus, Asti, Juiceland and so much more! Whether you're seeking a savvy investment or a place to eventually call home, this property delivers! Don't miss your chance to own a piece of Austin living with built-in cash flow—809 East 44th Street is where lifestyle meets opportunity. \*New roof on front house - Dec 2025\*

**PROPERTY TYPE:** Multifamily - Duplex  
**MLS STATUS:** Active  
**MLS:** 7628464  
**YEAR BUILT:** 1941  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Ridgetop Annex  
**LIST DATE:** 03/03/2026

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**800.451.8055**

**AREA:** 4  
**SQUARE FEET:** 1,834  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.16  
**LOT SIZE (SQFT):** 6,873

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- BuiltInGasRange
- WasherDryerStacked
- Dishwasher
- ExhaustFan
- FreeStandingGasRange
- Disposal
- GasWaterHeater
- PlumbedForIceMaker
- Refrigerator
- RangeHood
- StainlessSteelAppliances
- TanklessWaterHeater

## EXTERIOR FEATURES

### PARKING:

- OffStreet

### LOT DESCRIPTION:

- FrontYard
- Level
- TreesMediumSize

### ROOF TYPE:

- Composition
- Metal

### YARD/GROUNDS:

- ExteriorSteps
- PrivateYard

### SIDING:

- Cedar
- Clapboard
- Frame
- SprayFoamInsulation
- Stucco
- VerticalSiding
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- PillarPostPier

### FENCING:

- BackYard
- Stone
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- Ductless
- HeatPump
- NaturalGas

### UTILITIES:

- ElectricityConnected
- NaturalGasConnected
- SewerConnected
- SeeRemarks
- WaterConnected

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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CeilingFans
- GraniteCounters
- HighCeilings
- MainLevelPrimary
- NoInteriorSteps
- OpenFloorplan
- RecessedLighting
- TileCounters

### COMMUNITY:

- None

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**BROKERED BY:** Coldwell Banker Realty