

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1703 SUMMIT VIEW

AUSTIN, TX 78703



\$1,650,000



3,944 sqft



beds



baths

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## DESCRIPTION

This classic Old Enfield 4-plex offers the perfect blend of charm, convenience, and opportunity. Nestled on a large 11,571 sq. ft. MF-3 zoned lot just steps from the historic Peace Mansion, the property sits in one of Austin's most desirable neighborhoods with easy access to Downtown Austin, Town Lake, and MoPac, making it simple to get anywhere in the city. Right outside your door are some of Austin's favorite local spots: Peace Park for morning walks, Jeffrey's Steakhouse and Josephine House for unforgettable dining, Fresh Plus for neighborhood grocery runs, and Caffè Medici for your daily coffee fix. Within 1.5 miles, you'll also find Lions Municipal Golf Course, Town Lake, Lake Austin, the new Lake Austin H-E-B, Deep Eddy Pool, and Mozart's Coffee Roasters, a lineup of Austin icons just minutes away. Plus, you're steps from bike paths along Shoal Creek and MoPac, offering easy two-wheel access to downtown. This property has a 7+ year track record of strong performance, with consistently over 95% occupancy and steadily growing rents, making it a rock-solid investment in the heart of 78703. Zoned MF-3, the property presents exceptional possibilities: ideal for a developer to build up to 16 units, or for a savvy investor to live in one unit while benefiting from rental income and long term appreciation. The owner is also open to creative partnerships with established builders, particularly those who can fund and execute the construction of multiple new units on the site. Each of the four units offers 2 bedrooms, 1 bathroom, in-unit washer/dryer, a covered carport with storage, and separate water, electric, and gas meters—a rare combination of convenience and independence in this part of town. The foundation has been recently warrantied, with extra piers added for long-term stability and peace of mind.

**PROPERTY TYPE:** Multifamily - Quadruplex  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 9192234  
**YEAR BUILT:** 1950  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Enfield C  
**LIST DATE:** 08/27/2025

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**800.451.8055**

**AREA:** 1B  
**SQUARE FEET:** 3,944  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.27  
**LOT SIZE (SQFT):** 11,569

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Concrete
- Tile
- Vinyl

### APPLIANCES:

- Dryer
- WasherDryerStacked
- Dishwasher
- ElectricWaterHeater
- GasOven
- GasRange
- Refrigerator
- Washer

## EXTERIOR FEATURES

### PARKING:

- Carport

### LOT DESCRIPTION:

- BackYard
- SprinklersInFront
- NearPublicTransit
- SprinklersAutomatic
- TreesMediumSize

### ROOF TYPE:

- Aluminum
- Asphalt

### YARD/GROUNDS:

- RainGutters

### SIDING:

- Masonry
- Concrete

### FOUNDATION:

- PillarPostPier

### FENCING:

- Partial

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - FiberOpticAvailable
  - NaturalGasConnected
  - Propane
  - SewerConnected
  - UndergroundUtilities
  - WaterConnected
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CeilingFans
- Pantry
- WalkInClosets

### COMMUNITY:

- None
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**LISTED BY:** David Mercedes

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**BROKERED BY:** Real Broker, LLC