

# \$785,000 - 2901 W 45th Street, Austin

MLS® #8857633

## \$785,000

2 Bedroom, 1.00 Bathroom, 1,269 sqft  
Residential on 0.36 Acres

Highland Park, Austin, TX

Location! Location! Location! This exceptional site offers an incredible opportunity to develop in desirable Highland Park neighborhood. This unbeatable location offers .3594 of an Acre per TCAD, which is an unbelievable opportunity to build on such an oversized lot, thus this lot offers many possibilities for development. Value in land, property considered a tear down. A great opportunity to build your dream house on a prime location. You will be delighted by the level lot with majestic mature Pecan trees throughout the property. In addition, it offers quick access to MOPAC and 183, walking distance to The Grove 16 -acre Signature Park, minutes from numerous bars and restaurants, plus upcoming restaurants at The Grove. The perfect site for the perfect future.

Built in 1950

## Essential Information

MLS® #	8857633
Price	\$785,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,269
Acres	0.36
Year Built	1950
Type	Residential



Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	2901 W 45th Street
Area	4
Subdivision	Highland Park
City	Austin
County	Travis
State	TX
Zip Code	78731

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Sidewalks, Street Lights
Parking	Attached, Garage Faces Front, Garage, Paved
Garage Spaces	2
View	Neighborhood
Waterfront	None

### Interior

Interior	Wood, Linoleum
Appliances	Refrigerator, Free-Standing Gas Range, Free-Standing Refrigerator, Range Hood, Tankless Water Heater
Heating	Central, Natural Gas
# of Stories	1
Stories	One

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Trees Large Size, City Lot, Interior Lot, Level
Roof	Shingle
Construction	Brick
Foundation	Pillar/Post/Pier

### School Information

District	Austin ISD
Elementary	Highland Park

Middle	Lamar (Austin ISD)
High	McCallum

### **Additional Information**

Date Listed	November 6th, 2023
Days on Market	264

### **Listing Details**

Listing Office	Del Toro Realty
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