

1707 W 41st / Shoal Creek

Large Corner Lot (9,594 SF) 4/3 & Central Austin/Duplex Ready!



Seller Financing 15% Second to Qualified Buyers.



1707 W 41st & Corner of Shoal Creek Boulevard: Central Austin convenience, **great house on a large 9,594 SF corner lot**. 4 bed, 3 bath (2,750 square feet) with hardwood floors and new carpet. Large kitchen that opens into a spacious living room and side private deck. Large two-level master bedroom with french doors to the backyard. Duplex zoning allows for maximum building footprint of 3,800 SF on lot - potential to add 1,000-2,000 SF or a separate guest house in backyard with access from Shoal Creek (confirm with City of Austin). Asking price is \$445,000 or \$161.82 - very competitive price for neighborhood. **Two separate meters in place ready for duplex conversion.** **Owner willing to provide 15% second financing. Interior improvements underway.**



TEXAS REALTY PARTNERS, LLC
 248 Addie Roy Rd. Bldg. B, Suite 302
 Austin, TX 78746
www.txrlty.com



www.txrlty.com/41st/
 Loren Kirkpatrick - (512) 651-7008
 mobile - (512) 656-8521