

# \$1,950,000 - 10310 Brodie Lane, Austin

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MLS® #2333036

**\$1,950,000**

2 Bedroom, 2.00 Bathroom, 1,752 sqft

Residential on 5.65 Acres

Travis County, Austin, TX

Owner selling after thirty (30) years. A Buyer can occupy the existing home overlooking Slaughter Creek or build up to four (4) additional homes within the secluded tree covered acreage. After passing through the entry gate adjacent to Brodie Lane, travel west on the paved driveway located within the 40â€™<sup>TM</sup> +/- fenced private lane to the point where the Property widens into a tree covered 4.5+/- acre oasis. The gated entry for 10310 Brodie Lane is located on the west shoulder of Brodie Lane, approximately 4.7 miles south of US Highway 71 & US Highway 290. The existing three (3) bedroom, two (2) bath, pier & beam, frame, single family residence was built in 1970 and contains 1,752+/- square feet of living area. A focal point, within the living room, is the large wood burning fireplace. The residence and its expansive, multitier, wrap-around deck is prominently perched on a high-bank overlooking Slaughter Creek and its largely undeveloped valley beyond. A detached garage, plus several small free-standing equipment sheds are also located within the Property. The Property is located within Travis County. The Survey indicates that the Property contains 5.65 acres. The Property is â€œpark-likeâ€•, contains an extensive cover of Live Oaks, is mostly fenced, and slopes gently providing adequate drainage. Travis County officials have confirmed that â€œthe Property is suitable for Commercial or Residential Use and is not subject to â€œAustinâ€™s Extra



Territorial Jurisdiction (ETJ)â€•. The Propertyâ€™s western boundary stretches 340+/- feet along Slaughter Creek, thus a relatively small area of the Property is located within the â€œAEâ€• flood plains (see 100 & 500-year flood plain map attached). The Property is located within the â€œBarton Springs Zoneâ€•, the â€œSlaughter Creek Watershedâ€•, and the â€œEdwards Aquifer Recharge Zoneâ€•. A Buyer, interested in further developing the Property, is encouraged to review the developmental rules governing Impervious Cover, Flood Plains, and Water Quality Zones.

Built in 1970

**Essential Information**

MLS® #	2333036
Price	\$1,950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,752
Acres	5.65
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	10310 Brodie Lane
Area	SWE
Subdivision	Travis County
City	Austin
County	Travis
State	TX
Zip Code	78748

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, Phone Available, Water Connected
Features	See Remarks
Parking	Additional Parking, Asphalt, Detached, Garage, Gravel, Storage
Garage Spaces	1
View	Creek/Stream, Trees/Woods
Waterfront	Creek

### **Interior**

Interior	Tile
Appliances	Built-In Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Backs to Greenbelt/Park, Many Trees
Roof	Composition, Shingle
Construction	Frame, Masonry, Wood Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Baranoff
Middle	Bailey
High	Bowie

### **Additional Information**

Date Listed	July 11th, 2023
Days on Market	628

### **Listing Details**

Listing Office	Harrison-Pearson Assoc. Inc
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