

# \$865,000 - 1710 Cinnamon Path, Austin

MLS® #7907057

**\$865,000**

0 Bedroom, 0.00 Bathroom, 2,644 sqft  
Residential Income on 0.16 Acres

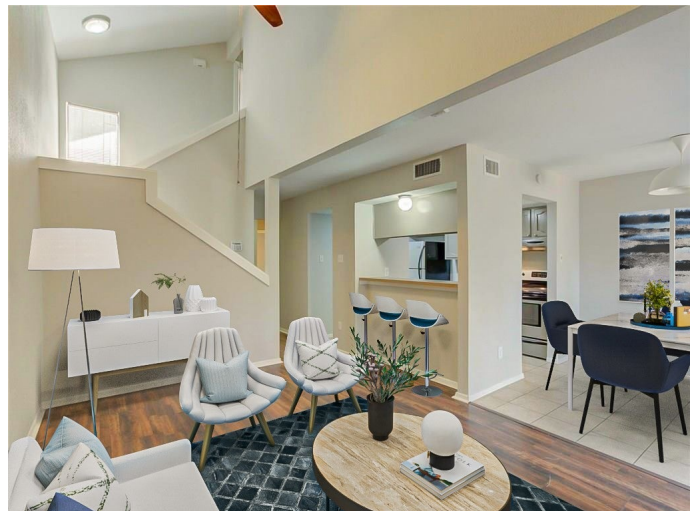
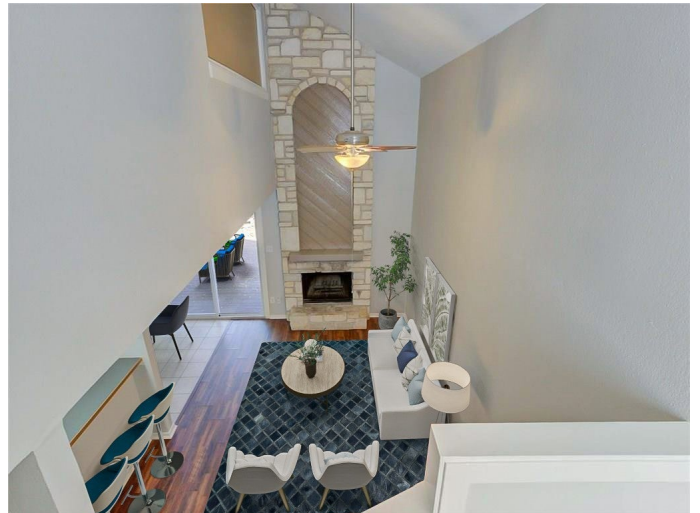
Cinnamon Ridge, Austin, TX

Updated Duplex in hot 78704 - 3/2 and 2/2 with brand new roof. Side B has tenant in place until April 30, 2026. Side A tenant in place until July 31, 2027.. Both sides have private fenced backyards with a deck. Side B has storage shed. Refrigerators, full size washer and dryers on both sides convey. LVP flooring and hard tile thru out both sides, no carpet. Side A has just been freshly painted on interior and kitchen cabinets with NEW: granite counters, stainless sink, stove, recessed lighting, sliding door, picture window, extended deck and lighting. Updated bathrooms. Both units have new water heaters September 2025 Carport has 2 spots plus driveway has additional 2 parking spots. Quiet neighborhood surrounded by mature trees. Awesome location just off S. Lamar/Bluebonnet. Great investment opportunity for owner occupant. Call for your private showing today.

Built in 1982

## Essential Information

MLS® #	7907057
Price	\$865,000
Bathrooms	0.00
Square Footage	2,644
Acres	0.16
Year Built	1982
Type	Residential Income
Sub-Type	Duplex



Status	Active
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## Community Information

Address	1710 Cinnamon Path
Area	6
Subdivision	Cinnamon Ridge
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Electricity Available, Sewer Connected, Water Connected
Parking	Driveway, Assigned, Attached Carport
View	None
Waterfront	None

## Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Dryer, Free-Standing Electric Range, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Fireplace(s), Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Back Yard, Front Yard, Level, Few Trees, Near Public Transit, Trees Small Size
Roof	Composition
Construction	Frame, Masonry, Stone Veneer
Foundation	Slab

## School Information

District	Austin ISD
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Elementary	Zilker
Middle	O Henry
High	Austin

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	144

## Listing Details

Listing Office	Cheryl Tucker Realty
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