

# \$640,000 - 1701 Shadowview Drive, Austin

MLS® #9867924

**\$640,000**

0 Bedroom, 0.00 Bathroom, 3,113 sqft

Residential Income on 0.50 Acres

Valley View Estates, Austin, TX

**\*\*Duplex for Sale on a Corner Lot in North Austin\*\***

**\*Land: 21,706 sq ft | Building: 3,117 sq ft\***

This distressed duplex is being sold "as-is" on a spacious corner lot in a prime North Austin location. The property offers tremendous potential for investors or those looking to live in one unit and rent the other. With a large land area and building size, there is ample opportunity to renovate and increase value.

Adjacent to the duplex is an undeveloped, raw lot that is also available for sale, providing even more potential for development or expansion.

Conveniently located just minutes from The Domain, the new Q2 Soccer Stadium, and within walking distance to ACC Community College, this property offers excellent access to major Austin hotspots and future growth areas.

**\*\*Key Features:\*\***

- **\*\*Large Corner Lot\*\***: 21,706 sq ft
- **\*\*Spacious Building\*\***: 3,117 sq ft
- **\*\*Investment Opportunity\*\***: Live in one side, rent the other
- **\*\*Adjacent Raw Lot\*\***: Also for sale
- **\*\*Prime Location\*\***: Minutes from The Domain, Q2 Soccer Stadium, and ACC
- **\*\*As-Is Condition\*\***: Ideal for renovation and development



This is an exciting opportunity to own a piece of Austin in a rapidly developing area!

Built in 1973

**Essential Information**

MLS® #	9867924
Price	\$640,000
Bathrooms	0.00
Square Footage	3,113
Acres	0.50
Year Built	1973
Type	Residential Income
Sub-Type	Duplex
Status	Active

**Community Information**

Address	1701 Shadowview Drive
Area	2N
Subdivision	Valley View Estates
City	Austin
County	Travis
State	TX
Zip Code	78758

**Amenities**

Utilities	Electricity Available, Sewer Available, See Remarks
Features	None
Parking	Additional Parking, Oversized, Asphalt, Circular Driveway
Garage Spaces	4
View	None
Waterfront	None

**Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Refrigerator, Free-Standing Freezer, Gas Oven
Heating	Natural Gas
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Composition
Construction	Brick
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Pillow
Middle	Burnet (Austin ISD)
High	Anderson

## Additional Information

Date Listed	October 30th, 2024
Days on Market	223
RE / Bank Owned	Yes

## Listing Details

Listing Office	Ideal Realty
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