

**2706 W 49 1/2 St
Austin, TX 78731**



Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

More Information



The information supplied in these reports is sourced from public record documents and derived from privately owned information technology services. The reports herein are provided to Client 'AS IS' and 'AS AVAILABLE' and all uses of the reports are at the Client's sole risk.

Powered by the CoreLogic Data Co-op.
© 2014 CoreLogic. All rights reserved.

Driving Directions



Table of Contents

Property Photos	1
Property Location	5
Listing Details	7

2706 W 49 1/2 St
Austin, TX 78731

Property Photos

2706 W 49 1/2 St

1



2



3



4



5



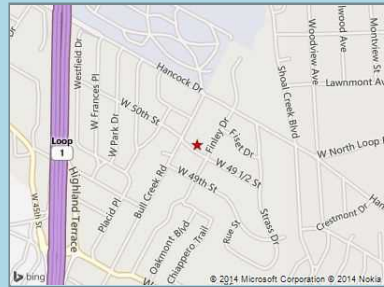
6



7



8

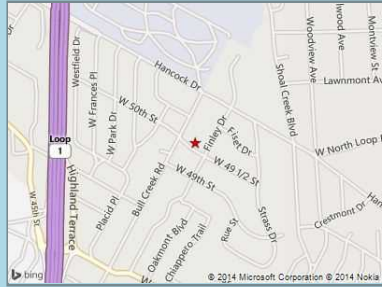


Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731



9



10



11



12



13



14



15



16

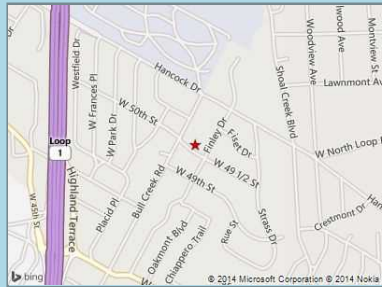


Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731



17



18



19



20



21



22



23



24

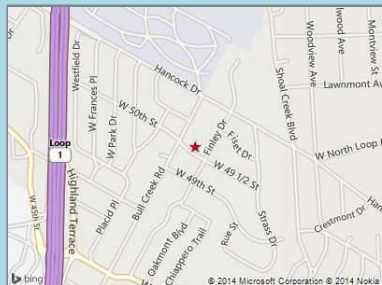


Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731



25



26



27



28



29



Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

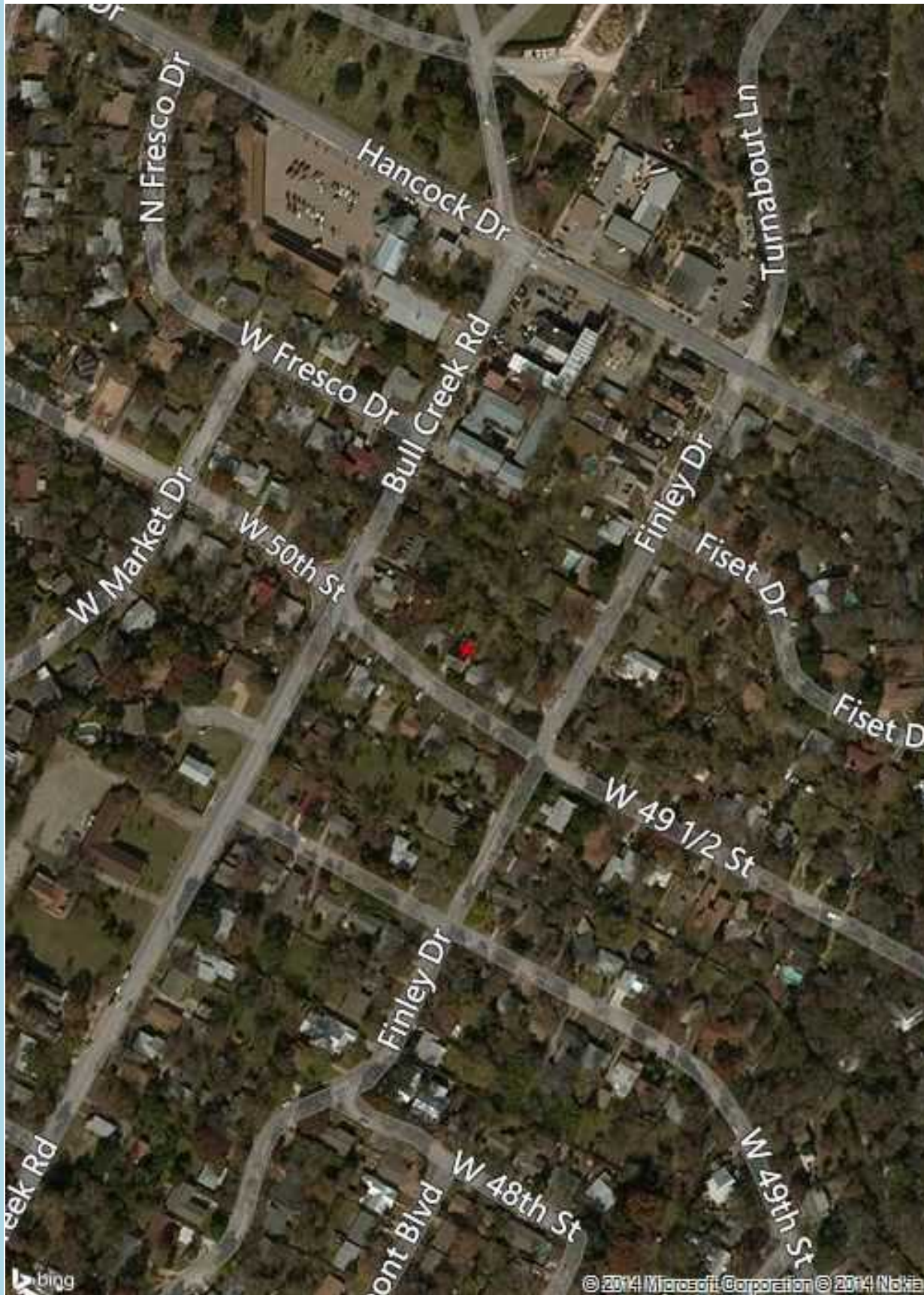
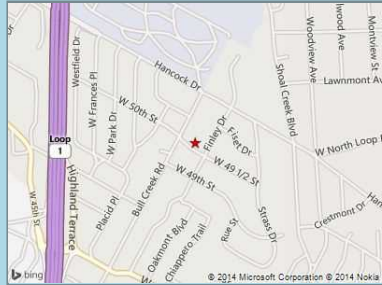
Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

Property Location

2706 W 49 1/2 St

2706 W 49 1/2 St
Austin, TX 78731

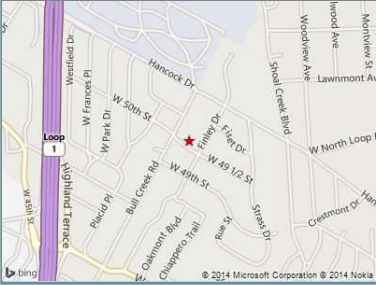


Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731



Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

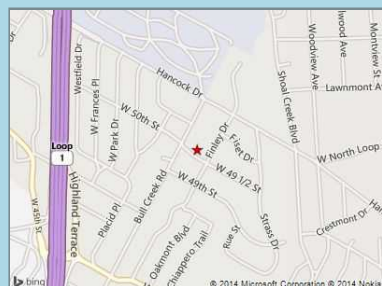
Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731

Listing Details

2706 W 49 1/2 St



ACTRIS Listing

ML Number: 5816578
Tax ID / PIN: 227394
ML Specific Status: Active Contingent
ML Specific Type: Residential House
Type: Residential
List Price: \$579,000
List Date: Jul 17, 2014
Original List/Entry Date: Jul 17, 2014
Days Since Listed: 49

Location

Address: 2706 W 49 1/2 St
City: Austin
County: Travis
State/Province: TX
Zip/Postal Code: 78731
Neighborhood / Bldg: Fiset Place
Area: 4
Middle School: Lamar N/A
High School: McCallum
School District: Austin ISD (Highland Park)
Waterfront: N
View: N

Building

Style: 1st Floor Entry
Bedrooms: 4
Full Baths: 2
Partial Baths: 1
Stories: 2
Living Area (SqFt): 2,603
Year Built: 1953
Lot Size (Acres): 0.15

Financials

List Price: \$579,000
Orig. Price: \$579,000
Assessed Value: \$537,478
Monthly Taxes: \$974

Property Features

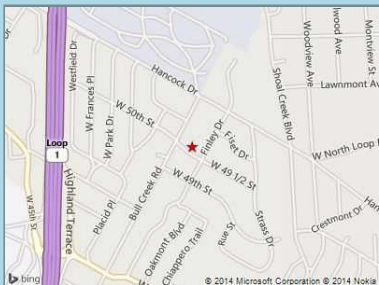
Style: 1st Floor Entry
Construction: Frame
HardiPlank Type
Views: No View
Faces South
Lot Description: Level
Roof: Composition Shingle
Foundation: Pier & Beam Slab
Garage: Y
Attached
Attached: Y
Waterfront: ,
Alt TaxId: 227394
Utilities Present: Y
Utilities: Above Ground
Electricity Available
Natural Gas on Property
Phone Available
Water: City
Sewer: City at Street
Heating: Central Heat
Cooling: Central Air
Fencing: Cedar, Wood
Baths (Total): 3 Baths (Total)
2 Full Baths
1 Half Baths
Legal Description: LOT 11 *RESUB OF BLK B
FISET PLACE
Dining Room: Breakfast Area
Kit/Din Combo
Game Room: Y
Kitchen: Breakfast Area
Breakfast Bar
Galley Type
Granite/Marble Counters
Natural Stone Counters
Open to Family Room
Laundry Room: Utility/Laundry Room
Office: Y
Interior Features: Built-in Book Cases
Ceiling-High
Crown Molding
Fire Alarm System
French Doors
Smoke Detector
Walk-In Closet
Window Treatments
Wired For Surround Sound
Floor Types: Carpet
Tile - Hard
Wood
Fireplaces: 1
Formal Living

Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731



Appliances: Oven
Water Heater
Ice Maker
Exhaust Fan
Dishwasher
Washer

Exterior Features: Deck
Gutters Full
Private BackYard

Sprinklers: Back yard
Front Yard
In-g

Exclusions: None

Property Tax: \$11686.00 annually

Public Remarks

Gorgeous re-designed residence in the heart of Alllandale. Features flexible living spaces w/many upgrades. Hand-scraped hrdwd flrs, silestone counters, SS apps, crown molding, recess lighting, breakfast-bar, ceiling fans, tankless water heater, lg deck/french drs, abundant natural light, master dwn & 3 bdrms up, w/opt media rm/study & huge backyard-ideal for entertaining & family living! Over 2600sf makes this best price per sf in the area! Fantastic location mins to DT & trendy restaurants & shops.

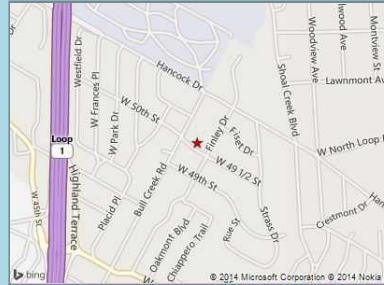


Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

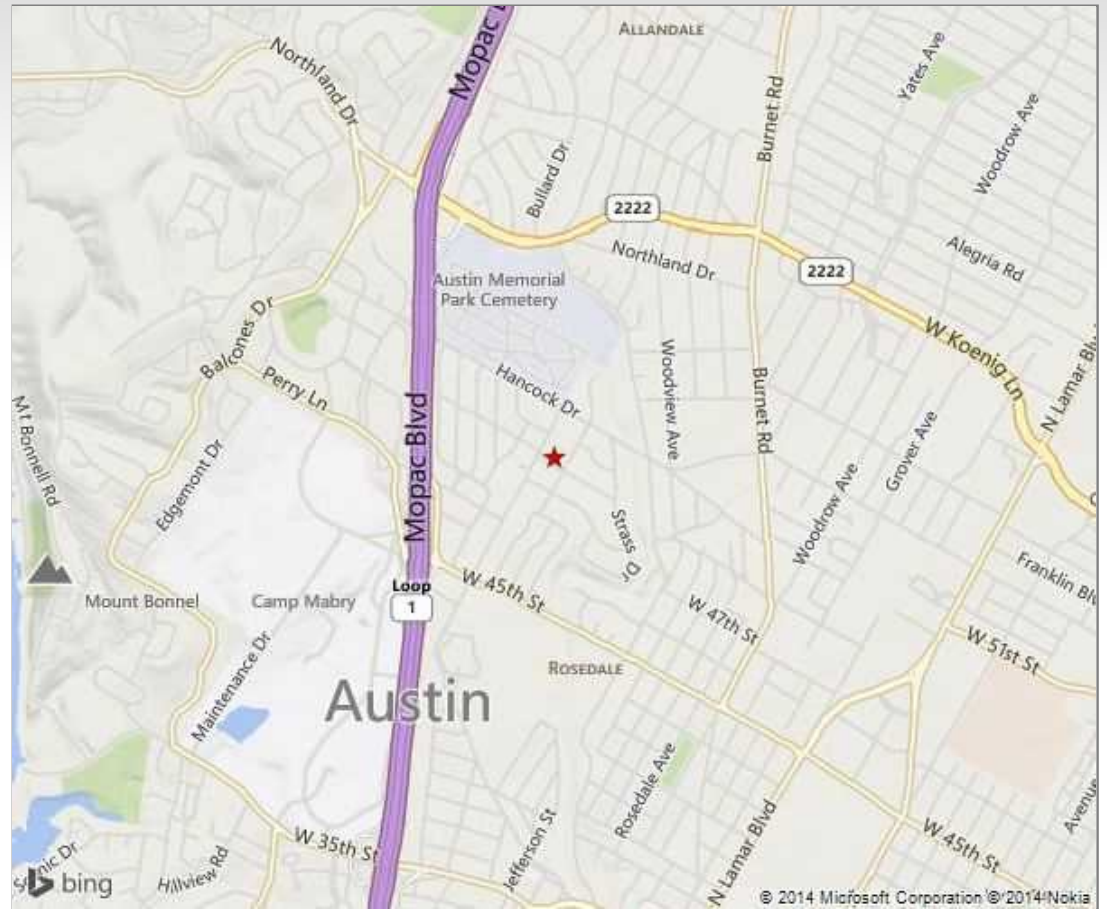
Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com

2706 W 49 1/2 St
Austin, TX 78731



Location



Joe Reider
Keller Williams Realty
1801 S. MoPac Exp. Suite 100
Austin, TX 78746

Agent Phone: 512-222-3302
Office Phone: 512-448-4111
joepaul@kw.com

www.kellerwilliams.com