

\$1,999,050 - 604 Fletcher, Austin

MLS® #6461334

\$1,999,050

0 Bedroom, 0.00 Bathroom, 2,400 sqft
Residential Income on 0.18 Acres

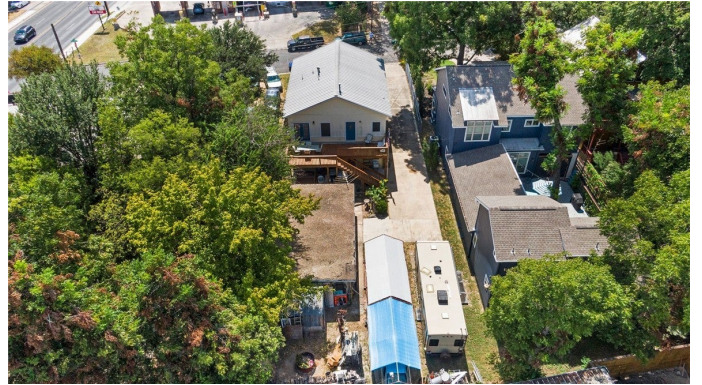
Faulk Henry, Austin, TX

Lot is Almost 8000 sq ft and is currently zoned CS-NP; adjoining 1 available lots, and 1 recent sold on the corner of South First and Fletcher listed by a different Brokerage (see MLS 5656371 and MLS 4951300) Current improvements include a 2001 owner occupied duplex... an older structure with a 1 car garage and large storage room/shop... The Duplex is constructed with steel stud interior framing, 100% masonry Hardie panel siding, & a 26 Ga. Galvalume A panel metal roof. 2-2 1200 square feet up and down with 2400 sqft total. Specifications and Home Improvements are in attached documents. Rents could be \$5k-\$7k per month... Or use as multigenerational home as Current owner does. Eventual land use May be as part of a commercial project with adjoining commercially zoned lots. Do not disturb occupants. Strict appointment with agent.

Built in 2001

Essential Information

MLS® #	6461334
Price	\$1,999,050
Bathrooms	0.00
Square Footage	2,400
Acres	0.18
Year Built	2001
Type	Residential Income
Sub-Type	Duplex



Status	Active
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Community Information

Address	604 Fletcher
Area	6
Subdivision	Faulk Henry
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available
Features	See Remarks
Parking	Driveway, Garage
Garage Spaces	2
View	None

Interior

Interior	See Remarks
Appliances	Oven
Heating	Central
# of Stories	2
Stories	Two

Exterior

Lot Description	Level
Roof	Metal
Construction	See Remarks
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis

Additional Information

Date Listed	September 27th, 2021
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Days on Market 950

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