

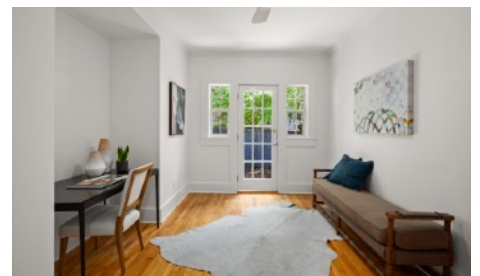
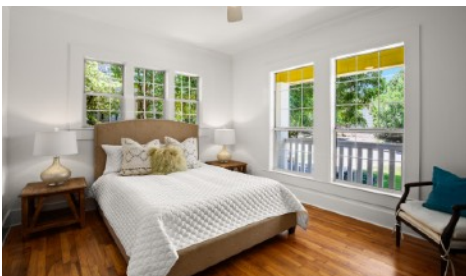
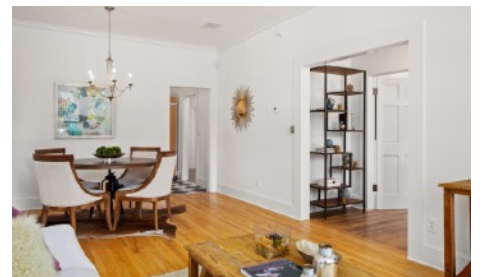
# For Sale

## 902A E 13th Street

# Skout<sup>x</sup>

Swede Hill - 78702  
1252 SF [TCAD]  
3 bed / 2 bath  
MLS #: 3305851

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902A E 13th is a charming remodeled home in the historic Swede Hill neighborhood. Light-filled, with high ceilings, it is updated to include Healthy Home/Green Features; smart keyless entry set & RING video doorbell. Site condo that lives like a private home (no shared walls), with fenced backyard and abundant off-street parking. Central location just east of IH-35, amid tree-lined streets with lovely pocket park. ~0.4 mile to UT Austin & Dell Medical School; ~0.7 mile to State Capitol; ~1.7 miles to Lady Bird Lake; ~6.6 miles to Airport.

### Quick Facts

- Kitchen Updates (2018): granite counters; sink & faucet; soft-close cabinets; LG double-oven gas range (2020)
- Bath Updates (2018): tile flooring; vanities+sink & faucet; toilets; custom cabinets
- Healthy Home/Green Features (2020): whole-house water filtration; HVAC ionic purifier; rainwater collection
- New Rheem 50-gallon water heater (2020)
- Professionally leveled pier & beam foundation (2020)
- Fenced yard w/ storage shed w/ electricity (2020)
- Two new stained decks (2020)

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.

