For Sale 911 E 13th Street

East Austin - 78702 3626 SF [TCAD]

Main: 5 bed / 3 bath Garage Apt: 1 bed / 1 bath



Scan for More Info

Skout

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911 E 13th is a handsome sage colored Craftsman-style house, designed by Studio R Inc Architecture. Custom built with refined workmanship and exquisite rich wood interiors. Situated on a 0.23-acre lot in the desirable Swede Hill neighborhood, this three-story home is skillfully placed in the back of a deep set front lawn shaded by mature trees. Reminiscent of pre-war cottages of Austin's past, the architectural style was inspired by the early Arts and Crafts movement. Each of the home's sizable porches & balconies is a special vantage point within this urban oasis. A 1BR/ 1BA garage apartment is suitable as in-law suite, guest house, home office or studio. The buildings are connected by a spacious central yard, with fire pit, hot tub and even comes with your very own putting green! Convenient East Austin location. Walk to nearby dining & entertainment spots on E 11th & E MLK. Within a mile to State Capitol, Waterloo Park, UT Dell Med, UT Austin and the new Moody Center. Within 10 minutes to Convention Center, Rainey Street District & Plaza Saltillo. About 20 minutes to Airport.

NEW PRICE: \$2.486M



911 E 13th - Main House





















Quick Facts

- Front & Back Doors: reclaimed from an old home in New Orleans
- Stained glass front door inset by local artist Rich Wood Details: built-in cabinets w/ glass panels; wood window & door frames; crown molding; stairs & railings
- Sucupira Brazilian hardwood floors
- HVAC Dual System & tankless water heater

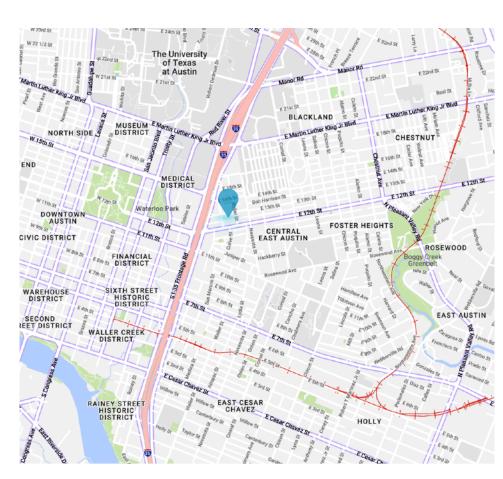
- Chef Kitchen: gas range; Thor oven; Bosch dishwasher; built-in fridge w/ overlay; custom cabinets; built-in wine fridge; sandstone & marble counters; tile backsplash
- Primary Bed: opens to own private balcony
- Primary Bath: separate steam shower & sunken tub; separate vanity; custom wood cabinets
- 3rd floor balcony w/ french doors; treetop & downtown views

911 E 13th - Overview



911 E 13th Street

Austin, TX 78702



Property

TYPE: Single Family Home + Garage Apartment

LOT: 0.23 acre

MAIN HOUSE: 2936 SF [TCAD]

GARAGE APT: 549 SF [TCAD]

CASITA: 144 SF [TCAD]

PARKING: 2-car garage (alley access)

+ car port (front)

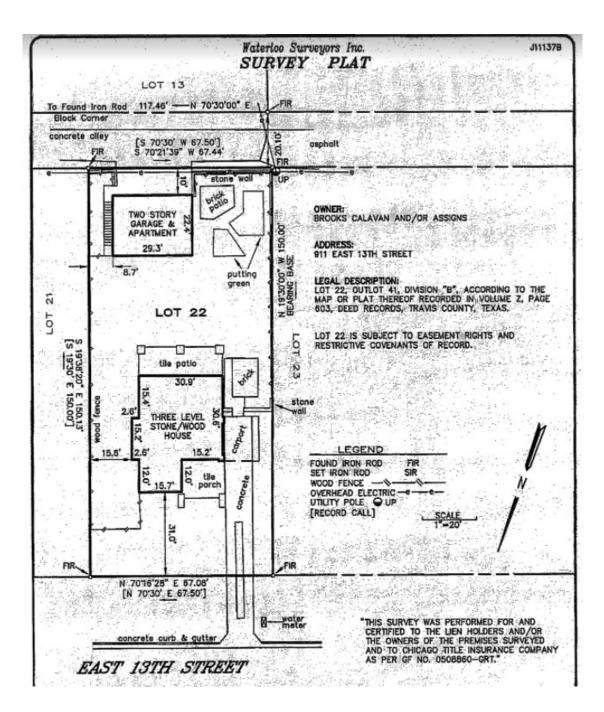
Quick Facts

- Custom-built in 2007 [see list for recent upgrades]
- Main: 3 Story; 5BR/3BA; 3 separate living+entertainment areas
- Garage Apartment: 1BR/1BA+full kitchen; separate entrance & utilities
- Casita: Murphy Bed w/ desk + 1BA
- Front+Rear Covered Porches: 542 SF
- · 2nd & 3rd Fl Balconies: 399 SF
- Fenced yard w/ putting green, fire pit, hot tub

Location

- · Convenient Location
 - within 5 minutes to State Capitol, Waterloo Park, UT Dell Med, UT Austin, E 11th Street Corridor
- within 10 minutes to Convention Center, Rainey Street District, Plaza Saltillo (Whole Foods, Target) & East Sixth Street Corridor
- ~15 minutes to Airport
- Nearby Faves
- Franklin BBQ, Paperboy, Micklethwait BBQ, Hillside Farmacy, Quickie Pickie, Rocheli Patisserie, Arbor Food Park, Fil n Viet, Sour Duck, Nixta Taqueria

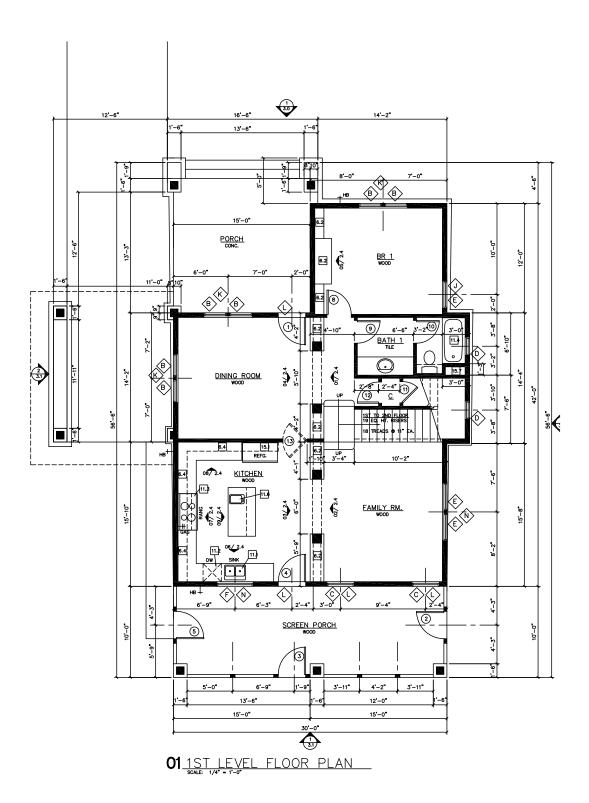






911 E 13th - Main House Floor Plan (Level 1)

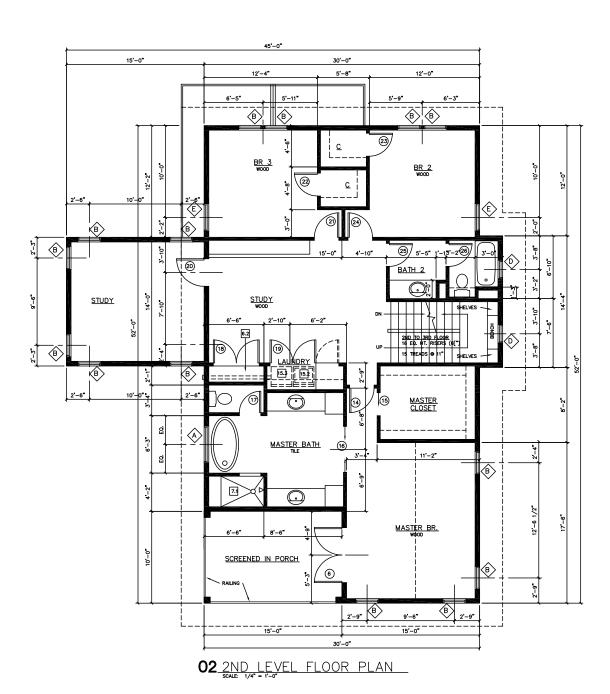






911 E 13th - Main House Floor Plan (Level 2)

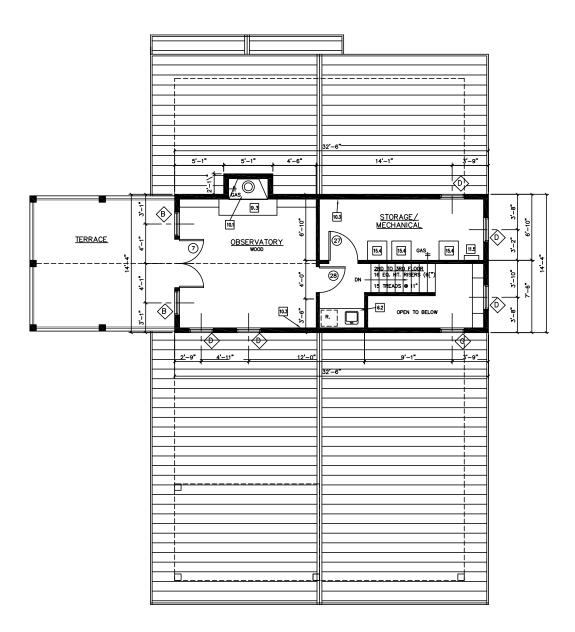




All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

911 E 13th - Main House Floor Plan (Level 3)



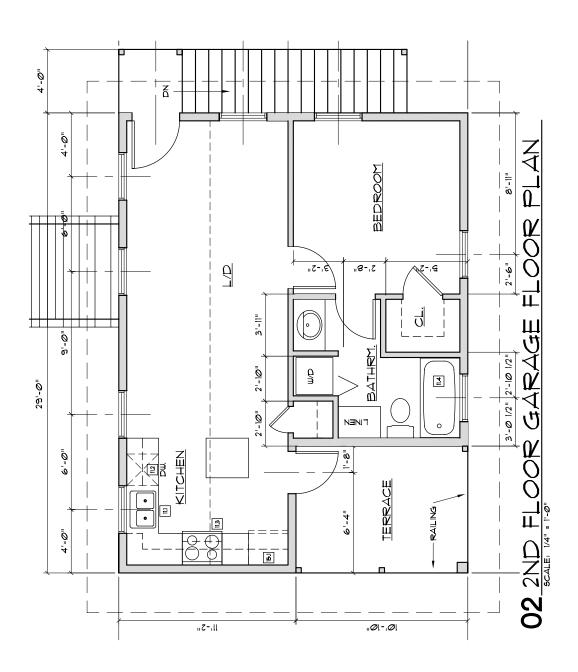


O1 3RD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

911 E 13th - Back Building Floor Plan (Garage Apt)

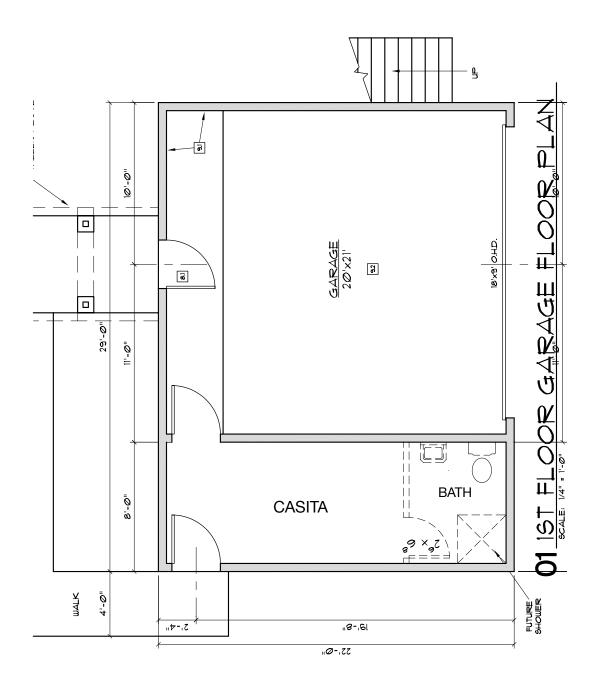






911 E 13th - Back Building Floor Plan (Level 1)

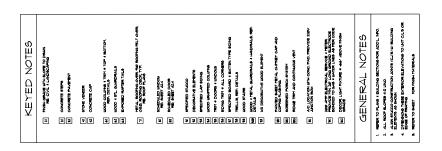


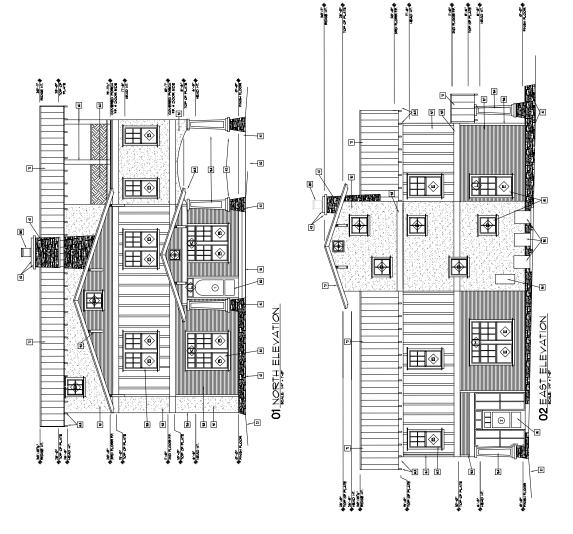


911 E 13th - Main House Elevations (North / East)



Dase 225/06 evisions	PATA NATURAL STREET 941 EAST 13TH, STREET AUSTIN, TEXAS	# aunavA 1058 12187 XT , nilauA 21771-1481 ST-8 8837-524 ST-8 8837-524 ST-8	43.0
8/2 Rev	CALAVAN RESIDENCE	Studio K, inc.	* 4

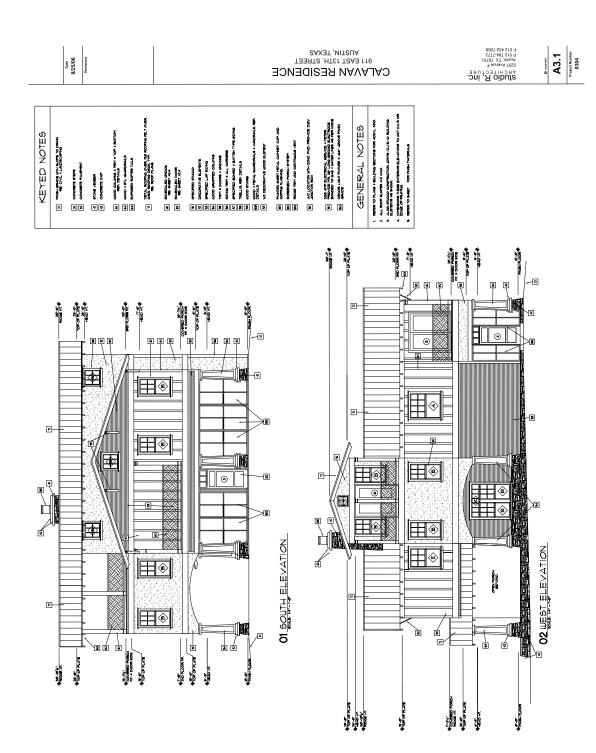






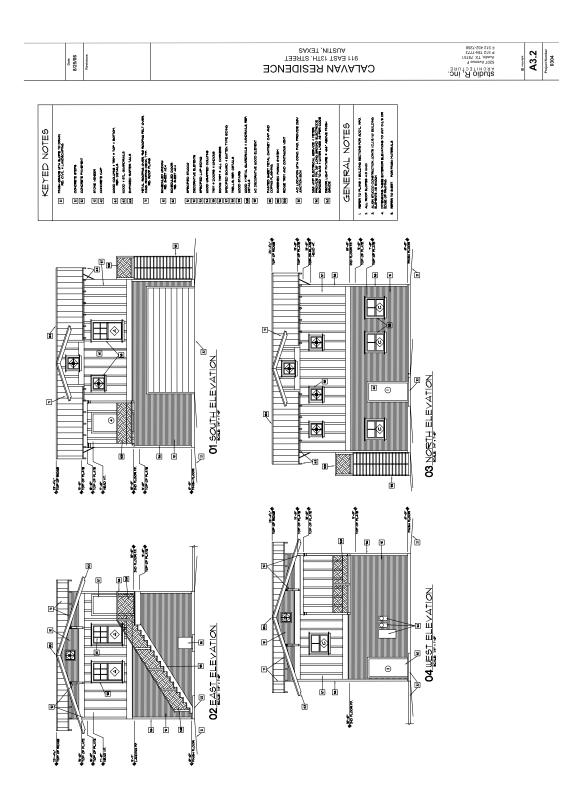
911 E 13th - Main House Elevations (South / West)





911 E 13th - Back Building Elevations





911 E 13th - Recent Upgrades



Recent Upgrades

	New Scupira Flooring (1st & 2nd levels)	2019
	HVAC Variable Units w/ Smart Home Tech	2019
	8 Unit SONOS Integrated Sound System	2019
	Remotely Accessible CCTV	2019
Kitchen		
	Thor Oven	2019
	Microwave	2019
	Bosch Dishwasher	2021
	Miele Fridge+Freezer (NEW - \$16K)	2022
Yard		
	Turfed / Landscaping	2019
	Irrigation	2019
	Hot Tub / Jacuzzi	2021
Garage Apt		
	Tankless Water Heater	2022
Casita		
	Bathroom Remodel	2019
	Custom Office Desk / Murphy Bed	2021





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https://bit.ly/38rmjvM

>> Main House Floor Plans



https://bit.ly/911E13th

>> Back Building Floor Plans



https://bit.ly/3t2m7tW

>> Building Elevations



https://bit.ly/3sZI5xW

>> Pool Addition Renderings



https://bit.ly/3Gssg8g

11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- · Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - **INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES. ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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