

# For Sale

## 903 E 14th Street

Swede Hill - 78702  
2408 SF / 0.17 acre lot  
3 bed / 3 bath  
MLS #: 3051723

# Skout<sup>x</sup>

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ADU  
Potential  
w/ Alley  
Access



**903 E 14th** offers the best of both worlds: modern, open-concept living with vintage charm in a custom rebuilt & enlarged home. The house has a light, airy floor plan imbued with the character of a 20th century bungalow. Several resplendent porches extend the home's living space. Its large lot, which abuts the tranquil Swede Hill Park, has no neighbors to the east, enjoys alley access (allowing for future ADU or garage apartment). Convenient location: ~0.1 mile to I-35; ~0.3 mile to UT Dell Medical Center; ~0.7 mile to Moody Center; ~8 miles to Austin Bergstrom Airport.

### Quick Facts

- Rebuild+Updates [2010]: new electric, plumbing & sewer line; double-pane windows; hardwood floors; 30-year shingle roof w/ radiant barrier; foundation piers; entire second floor
- Kitchen [2010]: butcher block island w/ shelving; porcelain apron sink; local granite countertops; custom glass-front cabinets; sun-filled dining area
- 2 en-suite bedrooms w/ ample closets
- Primary Bath: large soaking tub; double vanity; walk-in shower; local granite counters (same quarry as TX Capitol granite)
- Dedicated office w/ custom cabinetry
- 2nd floor sitting/flex area w/ custom bookcases & bathroom access
- Long driveway w/ off-street parking

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

