

# For Sale

## 1198 E M Franklin

Near East Side - 78721  
840 SF [owner] • 2 bed / 1 bath  
MLS #: 6358479

# Skout<sup>x</sup>

Rob Seidenberg  
Senior Agent | CNE  
512 228.2900  
rob@skoutaustin.com



**1198 E M Franklin** is a complete, high quality remodel of a 2005 home on the near east side. Practically everything new. Completely redone kitchen & bathroom. Charming single-family home (not a condo). Total rebuild with solid foundation and Hardie siding. Close-in location just east of Airport Blvd., less than 2 miles to Mueller Town Center (H-E-B, Torchy's, etc.) Two miles to bustling E 11th Street. Less than 3 miles to the University of Texas & Dell Medical School, State Capitol and forthcoming Saltillo Plaza Development (Whole Foods).

### Quick Facts

- NEW: Quartz counters, tile, soft-close cabinets, stainless appliances, & flooring throughout
- \$1000 buyer credit for purchase of refrigerator of choice
- NEW: light fixtures & ceiling fans; Nest thermostat
- NEW: front door, solid core interior doors
- NEW: exterior electrical panel, outlets & switches
- NEW: wastewater line to street
- Relatively new (5 years) water line to street
- Custom planters in front
- Private, fenced backyard

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

