



ACTRIS/ABOR Region **Austin - Southwest** Status **A / RES**
 ML# **4870207** List Price **\$175,000**
 Address **906 Sweetwater River Dr** County **Travis**
 City **Austin** State **TX** Zip **78748** Country
 Subdivision **Texas Oaks 05** Also Listed
 School **Austin ISD** Elem A **Bertha Casey** Elem B **Bertha Casey**
 Middle **Americo Paredes** JrHS **N/A**
 9/Hs **N/A** SrHS **Akins**
 PID **04321901050000** Mapsco **673** Multi PID?
 Legal **Lot 13 Blk C Texas Oaks 5**
[Click here for Virtual Tour](#) Images **12**

General Information

Type **House/Fee-Simple** Stories **2** Unit Style
 Total Beds **3** Main/Other Level Beds **0 / 3** Master Main **N**
 Total Baths **3** Full/Half Baths **2 / 1** Disability
 Living **1** Dining **2** Dining **Formal Dining, Breakfast Area** SQFT **1,355 / Tax Record**
 Garage **2 / Attached** YrBlt **1986 / Resale**
 Foundation **Slab** Roof **Composition Shingle**
 Construction **Frame**
 Condition **See Disclosure** Faces Builder Name

LotDes **Backs To Greenbelt, Wooded, Level**
 LotSize Acres **0.162** Blks to UT Shuttle Gated View **Fields, Woods, Hill Country**
 Land SQFT FEMA **Unknown** Blks to Metro Horses
 Waterfront **N** Water Access **N**
 Restrictions **Y / City Restrictions**
 Directions **From Downtown Austin go south on Mo-Pac, go east (left) on Slaughter, go south (right) on Bilbrook Place (near Manchaca), then left on Sweet Water River, you will see red for sale sign on left.**

Internet Remarks **Backs to greenbelt! Great private lot with huge oak trees and back yard paradise. This is a unique opportunity to own a beautiful home on one of the best lots in south central Austin. This home has been meticulously cared for and well maintained. The house is museum clean and in excellent condition. The floor plan is open and bright. Most rooms have great windows that open to the private green belt that backs to the home (Note: land behind house is owned by the church.) This is a one-of-kind find!**

Floor **Carpet, Hard Tile, Vinyl Tile** Laundry Fac
 Inter Steps **Back Steps, Interior Steps** Laundry Loc **Garage, Main Level**
 Master **Double Vanity, Full Bath, Walk-In Closet** Fireplace **1 / Living Room**

Rooms
 Guest Accom **N**
 Kitchen
 Appl/Equip **See Agent, Dishwasher, Range - Free Standing**

Inter Feature **Ceiling-Beam, Ceiling-Cathedral, Double Vanity, Smoke Detector, Walk-in Closet**

Trees Pool **N** Spklr Fence **Wire, Wood, See Agent**

Exter Feature
 Area Amenities

Utilities Information

Heat **Central Heat, Electric** Utility **Electricity on Property, Natural Gas on Property,**
 A/C **Central Air** Phone on Property
 Water **City** Sewer **City at Street**
 Insulation
 Energy Efficient

Green Building Rating Rating Year

Financial Information

HOA Name HOA Trans Tax Year **2008** EST Taxes **\$3,059**
 HOA \$ Tax Rate **2.1787%** Actual Taxes **\$2,480**

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