



**Front Yard**



**Living Room**



**Back Yard**



**Bathroom**



**Kitchen**



**Detached Garage**

# 1312 Pasadena Dr

CRESTVIEW



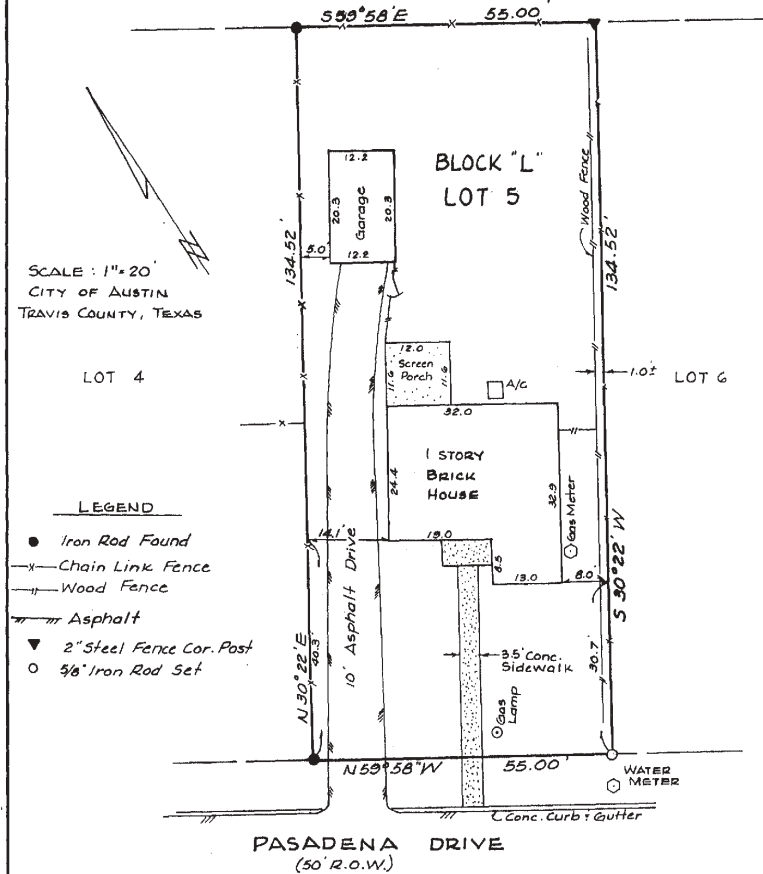
MLS #: 2927892

Marketed By  
Patrick Huddleston  
Realtor®



109 W Spring Dr., Austin, Texas 78746 • Office: (512) 413-7174 • Fax: (512) 329-9117  
Home: (512) 329-9116 • Mobile: (512) 413-7174 • E-Mail: [phuddleston@austin.rr.com](mailto:phuddleston@austin.rr.com)  
Web Page: [www.vcproperties.com](http://www.vcproperties.com)

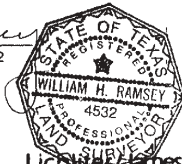
LOT 5, BLOCK L, CRESTVIEW ADDITION, SECTION 6  
 BOOK 5, PAGE 117  
 1312 PASADENA DRIVE



According to Community - Panel No. 480624-0040D of the Flood Hazard Boundary Map published effective September 27, 1985, by the U.S. Department of Housing and Urban Development for Travis County, Texas, no portion of this lot falls within a flood hazard area.

I, William H. Ramsey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Alex G. Clarke, Troy and Nichols, Inc. and Texas Professional Title Co., that I have made a survey on the ground of the property shown hereon and that the survey is correct and that there are no discrepancies, conflicts, encroachments, visible utility lines or easements known to me except as shown hereon and that said property has access to and from a dedicated roadway.

*William H. Ramsey*  
 William H. Ramsey, R.P.L.S. No. 4532



5-22-91  
 Date

DATE: MAY 22, 1991  
 JOB NO.: 094

**Lichter Jameson & Associates, Inc.**  
 CONSULTING ENGINEERING PLANNING SURVEYING  
 811 Barton Springs Rd., Suite 400, Austin, Tx. 78704-1184, 512/474-5500

**\$189,000**

1312 Pasadena Dr			
Multiple Listing #:	2927892	Status:	Available
Property Type:	Single-Family Home	Bus Service:	One Block
Sales Price:	\$189,000	Fence:	Chain link
Travis County ID #:	02350812310000		
Public Schools:	Brentwood Elementary, Lamar Middle, McCallum High		

Property Features			
Bedrooms:	2	Bathrooms:	1 Full
Living Areas:	1 Family Room	Dining Areas:	1
Square Footage:	872 per TCAD	Stories:	1
Garage:	1 Car Detached	Year. Built:	1951
Home Owner's Association:	No	House Faces:	South
Acres:	0.1691	Lot Size:	55 ft x 134 ft
Annual Taxes:	\$2.7211 per \$100 Valuation (2005 Rate)	Power/Sewer/Water:	City of Austin
Home Owner \$:	\$0.00	Flood Plain:	No

**Comments:**  
 Crestview Bungalow with hardwood floors throughout. Classic tile in bathroom and kitchen. Detached 1-car garage with porte-cochere. Large fenced yard with huge trees.

Property Location			
Area:	2	Schools:	Austin ISD
Address:	1312 Pasadena Dr		
City:	Austin	County:	Travis
Zip Code:	78757	Neighborhood:	Crestview
Legal	Lot 5 Blk L Crestview Addn Sec 6		
RMap		Mapsc0 Map:	525 Q

**Driving Directions:**  
 From Anderson Ln, South on Burnet Rd, Left on Pasadena Dr, go past Woodrow Ave, home on left.

The information contained herein is furnished by the owner to the best of his knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale or withdraw without notice. In accordance with the law, this property is offered without regard to race, creed, national origin or sex.