



**Kitchen**



**Bathroom**



**Guest House**



**Master Bedroom**



**Covered Deck**



**Living Room**

# 1204 Pasadena Dr

CRESTVIEW

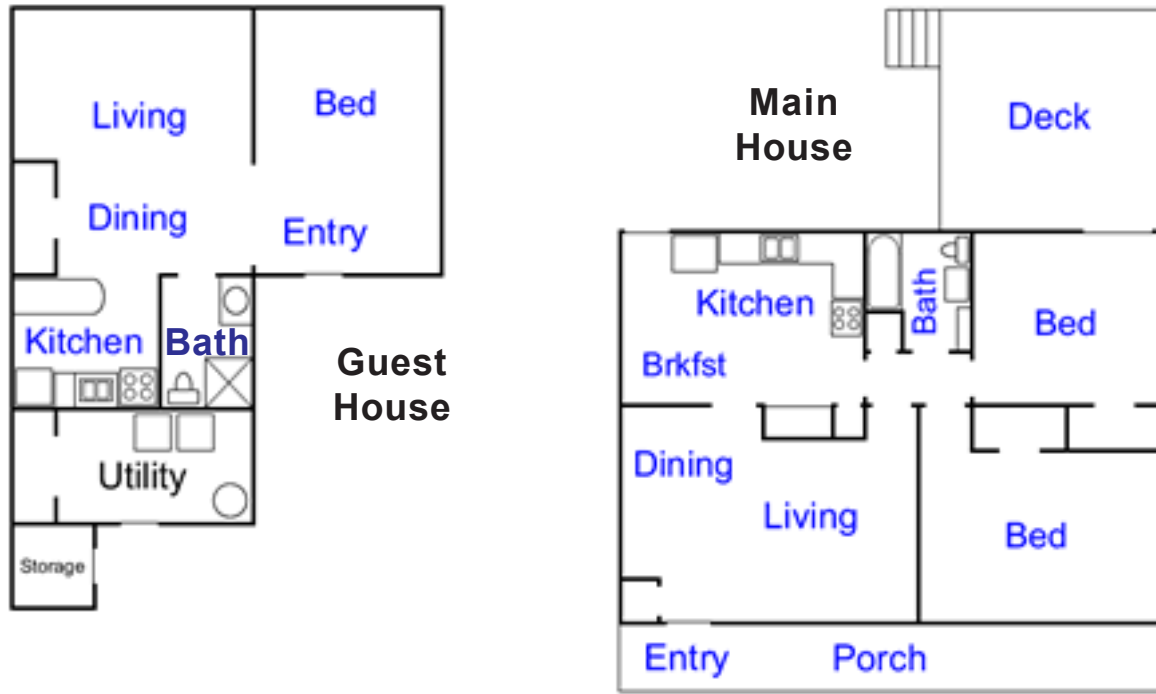


Marketed By  
Patrick Huddleston  
Realtor®

MLS # 3543555



109 W. Spring Drive, Austin, Texas 78746 • Office: (512) 413-7174 • Fax: (512) 329-9117  
Home: (512) 329-9116 • Mobile: (512) 413-7174 • E-Mail: pathuddleston@yahoo.com  
Web Page: www.vcproperties.com



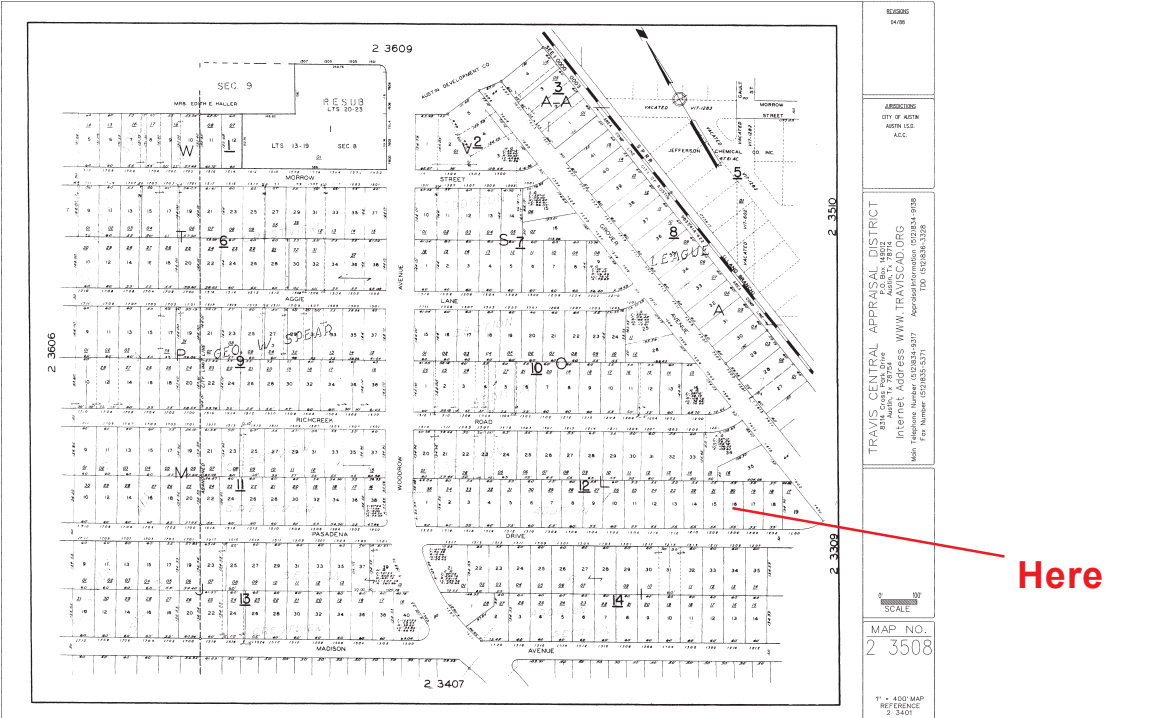
<b>1204 Pasadena Dr</b>			
<b>Multiple Listing #:</b>	3543555	<b>Status:</b>	Available
<b>Property Type:</b>	Single-Family Home	<b>House Faces:</b>	South
<b>Sales Price:</b>	\$249,000	<b>Year Built:</b>	1951
<b>Travis County ID:</b>	02350812190000		
<b>Public Schools:</b>	Brentwood Elementary, Lamar Middle, McCallum High		

<b>Property Features</b>			
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2 Full
<b>Living Areas:</b>	2	<b>Dining Areas:</b>	2: Breakfast
<b>Bus Route:</b>	1 block away	<b>Stories:</b>	1
<b>Carpport:</b>	1 Car	<b>Sqft:</b>	1,422
<b>Fence:</b>	Yes	<b>Covered Deck:</b>	Yes
<b>Annual Taxes:</b>	2.5254% (2007)	<b>Kitchen Counters:</b>	Tile
<b>Home Owner Fees \$:</b>	None	<b>Flooring:</b>	Hardwood Floors, Tile, Sheet Vinyl

**Comments:**  
 This property features an 880 sqft main home with two beds and one bath and a 542 sqft guest house with one bed and one bath. The home features original hardwood floors and tile bathroom. The guest house is currently rented month-to-month. The main house features beautiful hardwood floors, tile kitchen countertops and a covered deck. One block to the new Capital Metrorail line and one block from Capital Metro Bus service.

<b>Property Location</b>			
<b>Area:</b>	2	<b>Schools:</b>	Austin ISD
<b>Address:</b>	1204 Pasadena Dr		
<b>City:</b>	Austin	<b>County:</b>	Travis
<b>Zip Code:</b>	78757	<b>Neighborhood:</b>	Crestview
<b>Legal:</b>	Lot 17 Block L Crestview Addn Sec 6 (0.168 Acres)		
<b>Lot Size:</b>	55 ft x 134.52 ft	<b>Mapsco Map:</b>	525 Q

**Driving Directions:**  
 From FM 2222, North on Burnet Rd, Right on Pasadena Dr, Between Woodrow Ave and Grover Ave.



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.