



MLS: **8103312** Area: **6** Status: **A/RES**
 Address: **2704 Friar Tuck LN** List Price: **\$449,000**
 City: **Austin , TX , 78704** County: **Travis**
 PID: **04060202020000**
 Subdiv: **Sherwood Oaks Sec 04**
 Map: **614 V**
 Legal: **LOT 11 BLK 9 SHERWOOD OAKS SEC 4**
 ISD: **Austin ISD**
 Elem A: **Travis Hts** Elem B:
 Mid/Int: **Fulmore** Jr HS:
 9/HS: **N/A** Sr HS: **Travis**
 Type: **House/Fee-Simple** SQFT: **1,220/Appraiser**
 Beds: **4** M/O Bds: **4** \$/SF: **\$368.03**
 Baths: **2** F/H Bths: **1/1** Yr Built: **1963/Resale**
 Living: **1** Stories: **1** Dining: **1/Breakfast Area**
 Acres: **0.186** Land SQ: Lot Size:
 Pool: **No** Spa:

Recent Change: **04/14/2017 : NEW**

General Information

Garage: **No**
 Disability: **No**
 Roof: **Composition Shingle** Foundation: **Slab**
 Construct: **Frame, Stone Veneer**
 Mstr Main: **Yes** Faces: FEMA: **No** Bldr Nm:
 Flooring: **Laminate, Tile - Hard** Fireplaces:
 Master: **Full Bath**
 Rooms: **Family, Utility**
 Kitchen: **Breakfast Area, Galley Type**
 App/Equip: **Microwave Oven, Range-Free Standing, Refrigerator**
 Interior: **Ceiling-Vaulted**
 View: **No View**
 Wtrfrt: **No** Wtr Accss: **No**
 S Restrict: **None** Fore/REO: **No**

Utility Information

Heat: **Central Heat** Sewer: **City at Street**
 A/C: **Central Air** Water: **City**
 Utilities: **Electricity on Property, Natural Gas on Property**

Financial Information

HOA Name: Est Tax: **\$6,815** Tax Year: **2016**
 HOA Fee: Act Tax: Tax Rate: **2.2961**

Showing Information

Directions: **Oltorf to Eastside Drive, go South right on Friar Tuck, House on Right**
 Int Remarks: **Lots of updated features in this home! Nice tile and laminate flooring, updated cabinets, gas stovetop/oven combo! Walk to St. Edward's University and restaurants nearby! Incredible location close to downtown in popular Sherwood Oaks Neighborhood. Blunn Creek Nature Preserve just down the street with awesome trails and incredible views!**



Courtesy of Blue Water Realty

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