



FOR SALE: 1211 SAN BERNARD STREET

AUSTIN, TX

4500 +/- SF SINGLE FAMILY HOME POTENTIAL
WITH 7000SF OUTDOOR SPACE



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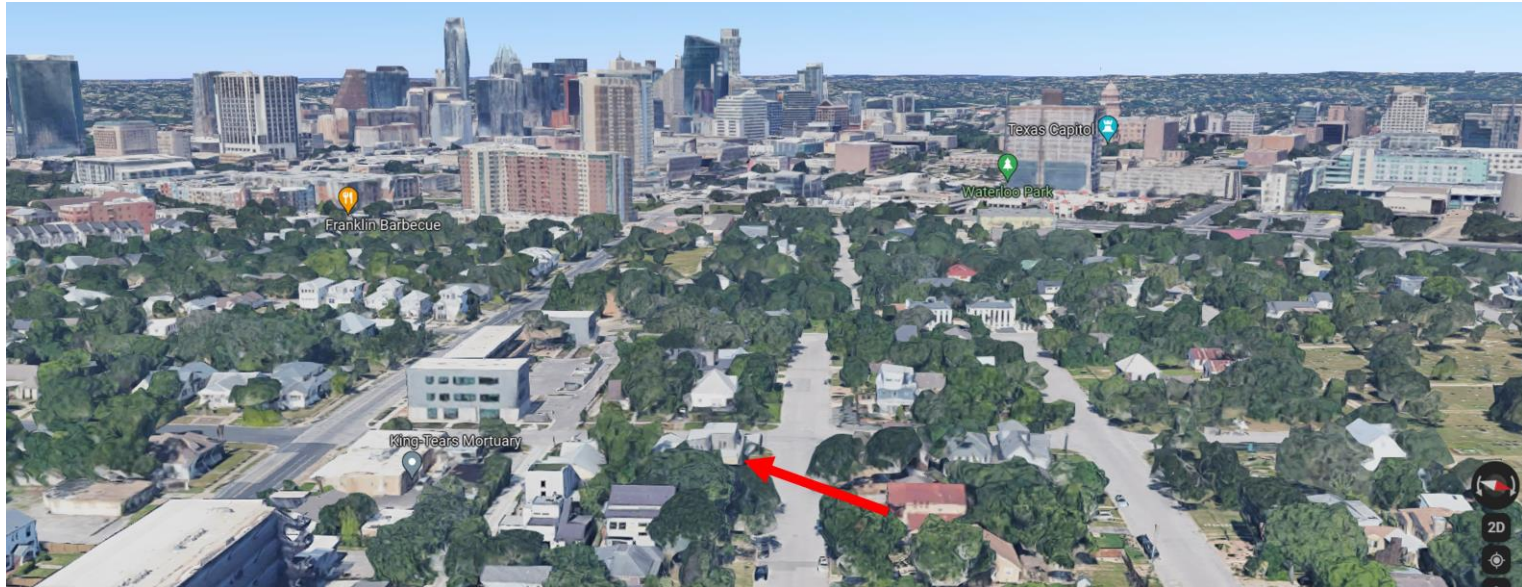
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One of a kind remodel opportunity for sale in Central East Austin / Swede Hill area, less than one mile from downtown, the Capitol, and UT. The new owner can build an ultra unique home featuring a historic structure (the Giese-Stark Store built around 1920) and a second structure (Craftsman style home). Due to the placement of this historic structure, the new owner can have about 500 SF of covered patio and 1,277 SF of house in the property setback and public ROW. This results in a larger backyard than would otherwise be permitted on this lot. The total home size can be approximately 4500 SF (per architect and approved plans), leaving approximately 7000 SF of well placed outdoor entertainment and living areas. Possible DT views.

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