

# 786 OAKDALE DR

SUNSET VALLEY, TX 78745

**\$1,150,000** | 3 BEDS | 2 BATHROOMS | 2 CAR PARKING | 2601 SQUARE FEET



View Online: <http://www.786oakdale.com>  
For Instant Photos: Text 436515 To 415-877-1411

This amazing property is one of the best kept secrets in Sunset Valley. Tucked away on a quiet dead end street, these 4 individual, adjacent lots total 4.3 acres backing to the Sunset Valley Greenbelt and hiking trails.

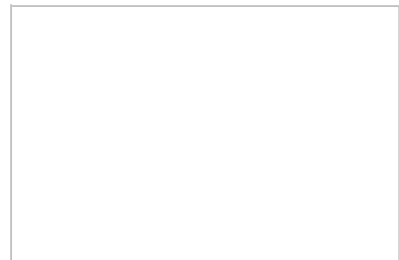
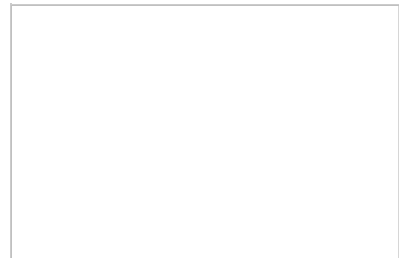
A private drive services all 4 lots. They are all cleared and filled with towering Oaks, Elms and Pecan trees and served by City water and sewer. Flat and very buildable, none of these lots are in the flood plain, providing endless possibilities. This property would be a fantastic opportunity for a one of kind estate, or a solid investment for a quality builder. There are 3 remaining lots

### Lot Pricing:

- Lot 1 - .65 acres - \$225,000 Pending
- Lot 2 - .87 acres - \$275,000
- Lot 3 - 1.08 acres - \$575,000 - plus 2601 sq ft home
- Lot 4 - 1.72 acres - \$425,000

Virtually every shopping want or need just one minute away.

- 4 Platted, Adjacent Lots
- Regents Private School- less than 10 minutes away
- St Andrew's Episcopal School-less than 10 minutes away.
- Backs to Greenbelt with trails
- City water and sewer
- Bring your builder or remodel existing home
- No Flood Zone
- 15 minutes to downtown Austin



### AGENT INFORMATION

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□ □ Disclaimer: All information deemed reliable but not guaranteed.