

# *UPGRADES*

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5115 WOODVIEW AVE

## **2016/2017**

- Kitchen/Laundry
- New electrical wiring for whole house and breaker box
- New plumbing and gas pipes for whole house
- Added 2 3/4 bathrooms
- Added HVAC system
- New stove and dishwasher

## **2019**

- New washer and dryer

## **2023**

- New 80-yr. metal roof
- New covered deck (non permit)
- Painted exterior of house



# TOP 10

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## 5115 WOODVIEW AVE

- Easy walking distance to many restaurants/shops: Fonda San Miguel, Epicerie, La Mancha, Billy's on Burnet, Pinthouse Pizza, Upper Crust Bakery. As well as HEB, CVS/Walgreens
- Relaxing, tranquil, large parklike backyard - .479 acre lot
- Bring your architects/builders: Build your dream home or multiple units
- Shady mature, gorgeous trees - multiple types
- Quiet lovely street in sought-after Central Austin neighborhood
- Minutes to Rosedale and Northwest parks + pools
- Easy access to Shoal Creek bike trail
- Close to 2 hospitals - Seton & Heart Hospital
- Award-winning schools - Highland Park Elementary, Lamar Middle and McCallum High
- Friendly neighbors
- Minutes to Burnet Rd + Mopac
- Original home: Hardwood floors and large bedrooms, 2 front entrances

