



# THE Flea

MAY 2011 | VOLUME 17 | NUMBER 2

Newsletter of the Cherrywood Neighborhood Association

CHERRYWOOD.ORG

## Cherrywood Neighborhood General Meeting

Agenda items include:

- Patterson Park Community Garden Proposal and Discussion
- Planning, Zoning & Transportation Update
- Crime Prevention & Safety Committee Update
- General Neighborhood Updates

All Cherrywood neighbors are welcome and encouraged to attend!

**Wednesday  
May 18  
6:30–8:00pm  
MAPLEWOOD  
ELEMENTARY**

## GROWING INTO A STRONGER NEIGHBORHOOD

by Aaron Choate, CNA Steering Committee Chair



As the weather has gotten better, it has been a pleasure to get out and meet more of our neighbors. I love to explore our neighborhood and see what is happening in our spaces. It is always amazing to see what blooms in our neighbors' yards and in our area pocket parks. The area's green spaces have started to blossom and dedicated neighbors have been working hard to allow the natural beauty of Willowbrook Reach, Patterson Park and the Cherrywood green to come out. Our parks and green spaces are a true asset to our community and we are lucky to have dedicated groups who care for them. They enjoy sharing their knowledge and love for the spaces we share. Please consider joining Friends and Lovers of Willowbrook Reach (FLWR), Friends of Cherrywood Green (FROG), and Friends of Patterson Park (FOPP); see articles in this issue or visit [cherrywood.org](http://cherrywood.org) for more information.

In addition, many of our neighbors are working to bring the spaces around their homes to life with amazing results. We are seeing more yard gardens going in and can't wait to see what starts coming out of the fresh beds and hope to share our own results with our neighbors. With the increased interest in urban agriculture and growing the food that we eat, the question of how we provide space within our community for larger, cooperative gardening efforts has arisen. We have an active group starting a patchwork farm in the neighborhood and the Friends of Patterson Park have been exploring the possibility of dedicating some of the space in that park to a community garden. Please read about FOPP's community garden proposal in this issue. We have invited the Friends of Patterson Park to present their plans at this month's CNA general meeting on Wednesday, May 18, at 6:30 pm in the Maplewood Elementary cafeteria. We would love to see you there.

If you have any questions or comments to share with the Steering Committee, please let us know at [steering@cherrywood.org](mailto:steering@cherrywood.org) or call me at 796-0395.

## Stay Connected Join the Cherrywood Listserv, NeighborNet

Want to know the latest happenings in the hood? Interested in connecting with your neighbors about everything from free giveaways and yard sales, plumber recommendations and the latest gardening trends to concerns about safety? Then sign up to our neighborhood Listserv, NeighborNet, which is used by more than 900 Cherrywood residents. You can choose to receive emails immediately as they are posted or if you like, a daily or weekly digest.

Sign up today at:  
[groups.yahoo.com/group/NeighborNet](http://groups.yahoo.com/group/NeighborNet)

# Cherrywood Calendar of Events

Dates, times, and locations are subject to change. Please refer to the Google calendar on [cherrywood.org](http://cherrywood.org) for more information. Want to submit something for the online and FLEA calendars? Contact [flea@cherrywood.org](mailto:flea@cherrywood.org).

## FEBRUARY 2011

- 5/2 Central East Commander's Forum (APD) ..... 6:00–8:00 pm
- 5/4 CNA Planning, Zoning & Transportation Committee.... 7:15–8:45 pm
- 5/9 Friends and Lovers of Willowbrook Reach Meeting .... 6:30–8:00 pm
- 5/10 ANC East Sector Meeting ..... noon–1:00 pm
- 5/11 CNA Steering Committee Meeting..... 6:30–8:00 pm
- 5/12 Little Artist/Big Artist Exhibition Opening Reception . 6:00–8:00 pm
- 5/17 UBC Planning Committee Meeting.....7:00–8:30 pm
- 5/18 CNA Quarterly Meeting at Maplewood Elementary ... 6:30–8:00 pm
- 5/25 Cherrywood Film Night ..... 7:30 pm
- 5/25 ANC General Meeting .....7:00–9:00 pm
- 5/30 City of Austin Brushy Pickup

## JUNE 2011

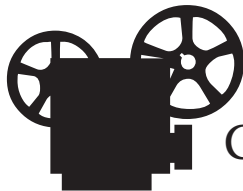
- 6/1 CNA Planning, Zoning & Transportation Committee.... 7:15–8:45 pm
- 6/8 CNA Steering Committee Meeting..... 6:30–8:00 pm
- 6/14 ANC East Sector Meeting ..... noon–1:00 pm
- 6/21 UBC Planning Committee Meeting.....7:00–8:30 pm
- 6/22 Cherrywood Film Night ..... 7:30 pm
- 6/22 ANC General Meeting .....7:00–9:00 pm

## JULY 2011

- 7/4 Fourth of July!
- 7/6 CNA Planning, Zoning & Transportation Committee.... 7:15–8:45 pm
- 7/12 ANC East Sector Meeting ..... noon–1:00 pm
- 7/13 CNA Steering Committee Meeting..... 6:30–8:00 pm
- 7/15 Deadline to submit articles for August FLEA
- 7/19 UBC Planning Committee Meeting.....7:00–8:30 pm
- 7/27 Cherrywood Film Night ..... 7:30 pm
- 7/27 ANC General Meeting .....7:00–9:00 pm
- 7/27–29 City of Austin Bulk Pickup

### CITY OF AUSTIN PUBLIC MEETINGS / E-NEWSLETTER

For a list of upcoming Austin City Council and City of Austin Board & Commission meetings, visit [www.ci.austin.tx.us](http://www.ci.austin.tx.us). You may also sign up to receive the City of Austin's e-newsletters at [ci.austin.tx.us/news/notes/index.cfm](http://ci.austin.tx.us/news/notes/index.cfm).



## Cherrywood Monthly Film Nights!

Come and join your neighbors in watching films and documentaries about current social and environmental issues this summer at the Cherrywood Coffeehouse on the fourth Wednesday of each month at 7:30 p.m. Chaired by Jim Reed, the film nights will begin May 25 and run through September 28. Afterwards, discussions and presenters on the film's topic may follow.

Previous films shown as part of Film Nights have included topics on sustainable food production, renewable energy, corporate personhood, democracy issues, universal health care, etc.

The suggestion box is open, so if you have a film or documentary idea, please send to [filmnight@cherrywood.org](mailto:filmnight@cherrywood.org).

# THE FLEA

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Jack Josey Newman, Don Pettigrew,  
Eve Richter, and Mark Schiff

If you have any questions or comments for the Steering Committee, please contact Aaron Choate at 796-0395 or email [steering@cherrywood.org](mailto:steering@cherrywood.org).

LISTSERVS | [www.cherrywood.org](http://www.cherrywood.org)  
NeighborNet ..... David Greene  
Duplex Nation Net..... Wendy Morgan



# Patterson Park Community Garden Proposal

Submitted by Mark Smolen, Friends of Patterson Park Chair

**Friends of Patterson Park** will be presenting a proposal for a community garden at Patterson Park at the next Cherrywood Neighborhood Association (CNA) general meeting on Wednesday, May 18. This discussion will lead to a possible vote on Cherrywood’s approval or disapproval of the proposal at the following neighborhood association meeting in August. The CNA’s approval is required as part of the application process with the City of Austin for locating a community garden on public property.

The current proposal has the community garden plot located just south of the skate spot and around the existing volleyball area. At this time about 35 families from Cherrywood and surrounding neighborhoods have indicated a desire for a plot in the garden, and the proposal has been laid out to serve those needs, with room to grow to 60 total plots if smaller plot size configurations are used.

The vision for the proposed community garden at Patterson Park, developed by an ad hoc steering committee that includes Robin Graham-Moore and Trudy Redding (Cherrywood), and Patricia Swiderski, Brit Schlinke, and Mark Smolen (Wilshire Woods/Delwood 1) advocating the community garden, is as follows:

“Gardening promotes many health benefits, physical as well as mental and spiritual, through manual labor, the cognitive challenges of learning to grow food, and the satisfaction and delight obtained when the senses are stimulated by the sights, sounds, smells, tastes, and feel of growing plants.

We intend to develop a community garden that provides recreation, exercise, affordable organic food, social activities, and educational opportunities not only for its subscribing members, but also for the surrounding community. We will achieve these goals by:

- Organizing and maintaining a responsible group of gardeners who subscribe to this vision.
- Establishing best practices for organic gardening based on feedback from existing community gardens.
- Holding events throughout the year to which the surrounding community will be invited including

*Gardening promotes many health benefits, physical as well as mental and spiritual...*

potluck meals using produce from the gardens and garden demonstration days during which members will share their knowledge of composting, soil biology, integrated pest management, seasonal crops, gardening tools, recipes, construction techniques, native plant life, and pollinators.

- Planting and maintaining native plants around the perimeter of the garden to attract butterflies, bees, and birds and to make the appearance of the garden more pleasing to the public.
- Picking up and composting neighborhood plant waste, when appropriate.
- Providing additional “eyes” for Patterson Park to guard against vandalism or other inappropriate behavior within the park.
- Dedicating and maintaining a plot for patients and their families at the Dell Children’s Hospital.

The ad hoc steering committee believes that the proposed site at Patterson Park is ideal for a community garden, its proximity being well suited for pedestrian and bicycle access from the adjacent neighborhoods and its size can serve the currently identified number of people interested in plots, with some room for growth. The proposed site receives enough sunshine for a garden and is currently used little by the community. Friends of Patterson Park will continue to welcome any comments or concerns from the surrounding community so that it can develop a community garden into one which is most beneficial to the community as a whole, while mitigating any issues which might arise. If you have any questions or comments about the proposal, please contact Mark Smolen at [smolen@sbcglobal.net](mailto:smolen@sbcglobal.net) or attend the CNA general meeting on Wednesday, May 18.

{ The vision statement and background information for the community garden proposal, along with a plot layout and results from an online survey conducted in December 2010, are available online at [cherrywood.org](http://cherrywood.org). }

# Cherrywood Green Update

On March 12, volunteers met at Cherrywood Green to do various maintenance and improvement projects. We cut the utility pole into half-step-size pieces, which will be used to make a natural staircase to the creek area. We also mulched the various trees and the cleaned out the front flower/plant bed facing Cherrywood Road. There has not been much rain this spring, and we have continued to water some of the newly planted trees. Girard Kinney has met with City officials to coordinate installation of a "water garden" drainage system into the creek, which will be installed on the west side of the green facing Kern Ramble. The City project also will include creek bank stabilization, particularly to stem the erosion of the creek area at the corner of 34th Street and Kern Ramble.

On April 2, the annual Cherrywood Plant and Book Swap was held at the Green. Jack Darby reports that it was a great success, with about 50 attendees.

Although you might not have seen many radical improvements the past year or so, there are volunteers working to make the Green a more viable, self-sustaining park. **Please realize that most of the work at the Green is done by volunteers. FROG, Friends of the Green, needs your help!** We only have a few core members and desperately need volunteers to help mow, weed, pick up trash, and water. We also need funds and people interested doing fund-raising for the Green. This is our park and if we don't maintain it, it will fall into disrepair. This does not require a huge commitment, but any help would be very appreciated. To get involved, please contact Mike Damal, FROG Chair at 799-0287 or michael.damal@gmail.com or Girard Kinney, FROG Vice Chair at 478-5042 or girard@kinneyarchitects.com if you wish to be part of the FROG team!

# Willowbrook Clean Sweep

April 09, 2011



Photos by Valerie Vogt

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Do Your Part to Keep Austin a NO-KILL City

# Are Your Pets "Speutered"?

Did you know that last year of the approximately 23,000 animals that entered the Town Lake Animal Center more than 5,500 animals were euthanized? Fortunately, the City of Austin stepped up to the humane plate and hit a grand slam to work towards reducing such future statistics and moving Austin towards becoming a "no-kill" city. In February, Austin achieved a 92 percent no-kill rate, which earned it the distinction as the first major Texas city to achieve this goal. However, attaining a no-kill status, which means consistently achieving at least 90 percent live outcomes each month, is not a one-time deal. It requires constant vigilance on the part of not only the City of Austin but of all of us.

Last month the City of Austin Animal Services Office timely launched a public awareness campaign focusing on the important of spaying and neutering pets, which is a very important component of keeping our city's no-kill status.

The City's newly appointed Chief Animal Services Officer, Abigail Smith, who directed Ithaca, New York's SPCA no-kill shelter, explains, "springtime is traditionally a busy time for animal shelters because the weather is perfect for breeding, which leads to unwanted litters and abandoned pets. We are asking for the community to be part of the no-kill solution and help control the significant number of homeless pets throughout the community by getting their pets

# Duplex Historic District Listed in the National Register of Historic Places

The Delwood Duplex District, lovingly referred to as the Duplex Nation, is now considered the Delwood Duplex Historic District as it is now listed in the National Register of Historic Places, the nation's official list of cultural resources deemed worthy of preservation. The Texas Historical Commission, with help from Cherrywood resident Hannah Vaughan and graduates students, assisted in the nomination of this property in recognition of its importance to the history of Austin and the State of Texas. Representative of national housing trends during the mid-20th century, it is the only concentration of duplex tract housing in Austin, and the city's first postwar neighborhood to be listed in the National Register.



altered. Spay/neutering pets in a community is an important component of the no-kill equation."

To give you a visual idea of how the pet population explosion affects Austin: if an unsprayed female feline, her mate and their offspring, produce two litters each year (with 2.8 surviving kittens per litter), within seven years, every one of the 96,119 spectators at UT's Darrell K. Royal Stadium would have their laps full with almost four cats!

Please help maintain Austin's no-kill status and keep euthanasia rates minimal by spaying and neutering your own pets as well as feral dogs and cats, and encouraging others to do so as well.

Where to go for low-cost or free spaying or neutering:

**Animal Trustees of Austin**

5129 Cameron Road | 450-0111  
[animaltrustees.org/ATA/site/appointments.asp](http://animaltrustees.org/ATA/site/appointments.asp)

**emanciPet Main**

7201 Levander Loop | 587-SPAY (7729)  
[emancipet.org/spay-neuter/appointment-request-form/](http://emancipet.org/spay-neuter/appointment-request-form/)

**emanciPet Mobile Clinic**

See April-June schedule for locations  
[emancipet.org/spay-neuter/freedays/](http://emancipet.org/spay-neuter/freedays/)

—Submitted by Dolly Ensey

# 9-1-1 or 3-1-1

by Chris Wilson, CNA Crime Prevention and Safety Committee Chair

**EXAMPLES OF WHEN TO DIAL 9-1-1:**

- Dial 9-1-1 when something troubling is happening right now.
- You see a transient passed out on the sidewalk or the street.
- You see someone you do not recognize:
  - walking down the street and stopping to look in several car windows (day or night)
  - waiting in a car you do not recognize more than a few minutes (don't approach, they'll simply leave and come back later)
  - walking down the street with one suitcase in hand, a full backpack and dragging another wheeled suitcase.
- You see someone crawling through a neighbor's window or taking things out of a neighbor's car.
- You see a teenager on the street during school hours.
- You get home from work and your front door is wide open. If this is the case, you've probably been burgled. Therefore, wait until the Austin Police Department gets there to enter.

**EXAMPLES OF WHEN TO DIAL 3-1-1:**

- Dial 3-1-1 when something troubling has already happened.
- Your car or home was burgled last night and you just discovered it this morning.
- You found items of value (purse, bag, billfold) strewn around your house this morning (possibly left by a fleeing burglar).
- You need to supplement a police report you made in the past. For example, you discovered additional items that had been stolen or you found some serial numbers for stolen items.
- Dead animals, loose dogs, abandoned vehicles, blind corners, tree trimming, street repairs, graffiti, etc.

The Austin Police Department (APD) is making significant progress with incorporating technology into their public safety efforts by launching a new online reporting system, Coplogic, designed to automate non-emergency reports and contact with APD. If you choose not to call 3-1-1, you can simply file a report online using Coplogic at [ci.austin.tx.us/police](http://ci.austin.tx.us/police) or [apdonlinereporting.com](http://apdonlinereporting.com).

Don't ignore that funny feeling in your stomach when considering calling 9-1-1, 3-1-1 or filing a report online. That's your common sense telling you something is wrong. With all of these suggestions, it goes without saying that we should all exercise our best judgment to keep ourselves and our neighborhood safe.

# CHULA Projects for 2011

by Priscilla Boston, CHULA Chair

The CHULA Board welcomes its newest member, Ed Arevalo, who graduated from UT with a BFA and is a print shop manager by profession. He volunteered at the Cherrywood Art Fair last year and was so doggone captivated by the experience that he not only saddled up for the Board, but also offered to succeed Jane Walton as chair of the 10th annual Cherrywood Art Fair, CHULA's flagship fund-raising event.

At our annual membership meeting in February, members suggested 11 projects for funding consideration in 2011. Board members added two more, and eight were adopted at the subsequent Board meeting. Most nonprofit organizations hire executive directors

to run their programs, but not CHULA. As a board-run organization, we use the model of having board members agree to serve as liaisons and leaders to the organization's projects each year. Below are CHULA's upcoming projects and the board member who will shepherd them in 2011:

- Cherrywood Art Fair—Ed Arevalo
- Little Artist/Big Artist—Jane Walton
- Little Gardener/Big Gardener—Francie Greene
- Mural at Patterson Park—Sherri Whitmarsh
- Restore Art Tables at Patterson Park—Francie Greene



- Poem Board—Maddie Kadas
- Support Urban Farm on Concordia and Robinson—Priscilla Boston
- East Austin Studio Tour at the Vortex—Mark Schiff

If you would like to get involved with CHULA, please contact us at [chulaleague@gmail.com](mailto:chulaleague@gmail.com) or visit [www.chulaleague.org](http://www.chulaleague.org).

# PLANNING, ZONING & TRANSPORTATION LOTS GOING ON!

by Girard Kinney, AIA, CNA Planning, Zoning & Transportation Committee Chair

## PLANNING

- At the February CNA General Meeting, the membership voted to recommend approval of a variance request at 3410 Werner that would allow an existing secondary structure to be a legal secondary one-bedroom dwelling unit, subject to our conditions, which the applicant has accepted. They include (1) that four off-street parking spaces (one of which will be pervious; i.e. not considered to be a legal parking space by the City, but needing to be pervious to protect a healthy mature pecan tree); and (2) that the portions of the existing structure that extend into setback areas must consist of non-flammable finish materials.
- Imagine Austin, the first update of the City Master Plan in 30 years, has entered its third and final phase. For updates, visit [ImagineAustin.com](http://ImagineAustin.com).
- The PZ&T Committee and CNA Steering Committee have voted unanimously to support a recommendation to be presented to the general membership at the May quarterly meeting that we expand our northwest border across Wilshire Blvd. to include the old Academy site (now Nature's Treasures; i.e., the triangle formed by Wilshire Blvd, IH-35 and the railroad tracks). Like at Patterson Park, the boundaries of Cherrywood and Wilshire hoods would overlap at this new site.

## TRANSPORTATION

- The Urban Rail Initiative is going through a public process right now, which is mandated by federal guidelines in order to remain eligible for federal funding. In addition to the route to Mueller via Manor Road, the proposal now also shows a route up Red River, seeming on their maps to terminate at a station at the northeast corner of Hancock Center, adjacent to Capital Metro's Red Line. However, apparently there is an error in the published map and the intent is that the Red River Line would continue past the Hancock Station to Mueller. It is likely that the first phase of Urban Rail will have only one of these routes to Mueller, although future phases will likely include both.
- Many Cherrywooders supported vertical mixed-use along Manor as well as Capital Metro's Red Line based

on public promises of a future rail stop at Manor and the railroad crossing where transfers could occur from the commuter rail to some form of urban transit, and we have long supported Manor Road as a transit-oriented corridor. However, the Red River route to Mueller, with a stop at a crossing of the Red Line at Hancock Center is also very attractive; many of us hope that there will eventually be both routes.

- The proposed transit stop at the northeast corner of Hancock was a major factor in the decision of the PZ&T Committee to support a northwest extension of the CNA boundary.
- Overflow parking continues to be a problem for streets penetrating the neighborhood from the perimeter, and this problem will only get worse as businesses become more numerous as the corridors develop. Presently the most serious impacts are along Breeze Terrace north of Manor Road and along LaFayette south of East 38th ½. Various solutions are being explored including getting more parallel parking on East 38th ½ and making residents aware of the City's Residential Permit Parking Program. However, we think that ultimately the solution will be shared parking agreements among the institutions and businesses, particularly as structured parking is provided in vertical projects.
- Street reconstruction, traffic lights and sidewalks: The Group 21 Street Reconstruction project is approximately 60 percent complete (refer to previous articles in THE FLEA for details) and funding is being sought to complete our Sidewalk Master Plan, adopted last year by the CNA. The recently installed traffic lights at the intersection of LaFayette and Dean Keaton will help provide a safer pedestrian, bicycle and vehicle crossing there; a similar light at East 38th ½ has been proposed by CNA for many years.

*The CNA Planning, Zoning and Transportation Committee meets on the first Wednesday of each month at 7:15 p.m. at the Cherrywood Coffeehouse. All Cherrywood neighbors are invited and encouraged to attend. For more information, contact Girard Kinney at 472-5572 or [girard@kinneyarchitects.com](mailto:girard@kinneyarchitects.com).*

## Maplewood Mosaic

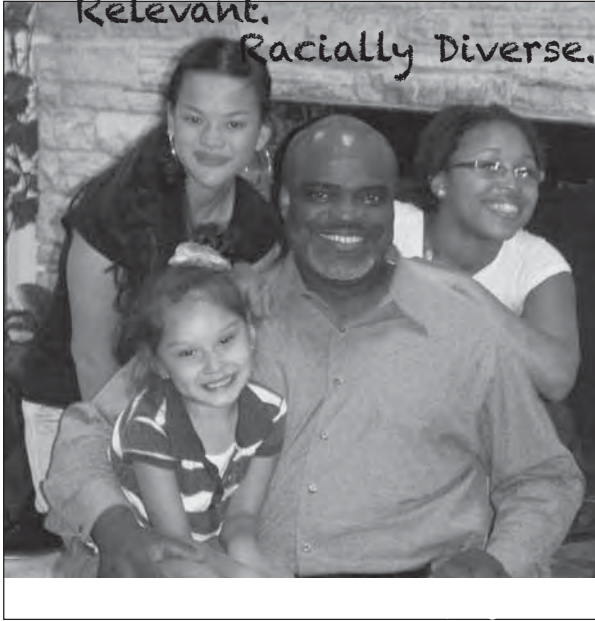


Ten years ago, when my two daughters were attending Maplewood Elementary School, I knew I wanted to create a mosaic mural with the children. Eight years later, with the help of Rosemary Salazar, I was finally able to make that happen. For five months I worked with a group of children every Saturday, slowly piece by piece creating different parts of the

mural on mesh in the classroom. Then over the next year and a half I gradually applied those sections to the wall in the school courtyard. Anthony Kennedy was a great help with last-minute funding. It was great fun doing this project and I thank everyone who helped, especially the students!

—Alison Parma, mosaic artist

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# Massage Therapist

After five years of operating a thriving massage practice in Travis Heights, **Denise Eissler, Licensed Massage Therapist**, has relocated her massage studio, along with her very skilled hands, to the Cherrywood neighborhood!

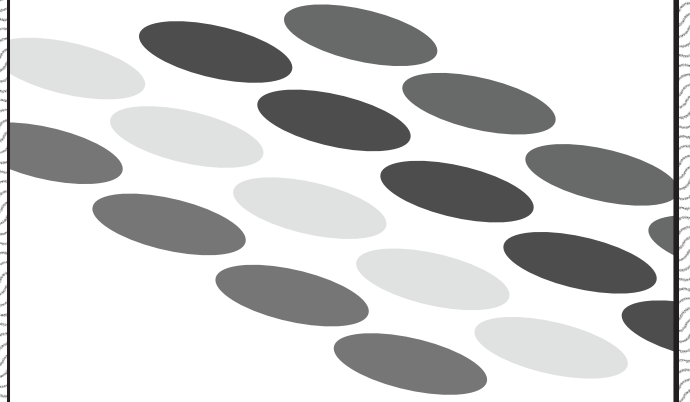
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with John Branch

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Rebecca's

# HOMEOWNER'S UPDATE

What's Hot and What's Not in the Cherrywood Neighborhood



May 2011

## Austin Real Estate Data for 2011

Yes, there's a lot of information out there and it's hard to know what to believe, so I thought I'd try to make some sense of the current real estate market for the first three months of 2011. If you have questions, call or email me. I love to talk Real Estate!

Between January 1 and March 31, 2011 there were 1,601 single-family homes sold within the Austin city limits with a median sold price of \$115.82 per square foot (\$234,500) and averaging 85 days on the market. During the same period of time in 2010 there were 1,626 homes sold with a median sold price of \$116.65 per square foot (\$227,900) and averaging 66 days on the market. This shows a 1.5% decrease in the number of homes sold and a 0.7% decrease in the median sold price per square foot this year compared to last year.

### Austin Real Estate Market Summary for March 2011:

**Sold:** As of 4/10/2011 there were 674 homes sold in Austin during March 2011 compared to 772 during the same period of time in March 2010 (12.7% decrease). Overall home prices per square foot have decreased 1.7% during March 2011 compared to March 2010 with a median sold price of \$115.68 per square foot (\$230,000) in March 2011 compared to \$117.55 per square foot (\$227,650) in March 2010. In March 2011 these sold homes have averaged 87 days on the market compared to 62 days on the market in March 2010, which shows there was a 40.3% increase in the time it is taking to sell a home this March 2011 compared to last March 2010.

**Active:** There are 3,518 single-family Austin homes for sale within the city limits of Austin Texas as of 4/10/11 averaging 95 days on the market with a median list price of \$133.91 per square foot (\$289,900). This is 9.7% less than last year (3,898 on 4/1/10) and 15% more than last month on 3/3/11.

Data supplied by ABOR.

## A Cherrywood Resident Since 1972

*If you're planning a move to a larger home, need to relocate, or know someone on the move - contact Rebecca at 415-9876 or [rebecca@texperthomes.com](mailto:rebecca@texperthomes.com)*

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MOVE OF YOUR  
LIFE!**

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Website: [www.texperthomes.com](http://www.texperthomes.com)

## Market Analysis for Cherrywood Wilshire Wood and Delwood Neighborhoods for the past 90 days

Average prices and values vary widely within our neighborhood boundaries. For a professional analysis of how your home fits into this market contact Rebecca for an appointment.

Average home in Cherrywood is 3 beds, 1 baths.  
Average home size is about 1,452 sq. ft.  
Average list price is \$276,962. (This is up \$10,000 from last quarter.)  
Average home selling price is \$237,582. (This is down \$20,000 from last quarter)  
Average price per square foot is \$192.72.  
Average time on market is 79days.

## Featured Homes for Sale

**1606 Wilshire Boulevard:** Beautifully remodeled home with 4 beds, 3 baths, loads of dining, custom pool and incredible master bath in 78722. Priced at \$439,000.

**5512 Bennett:** Fully remodeled are ready to go! 3 beds, 2 baths, updated kitchen and baths. Corner lot with lots of trees in 78751. Priced at \$259,000

For a private showing for these or any other Central Austin Properties, Contact Rebecca at 415-9876

Neighbors, if you've been waiting for the right time to buy a house in this neighborhood....this is it! Interest rates are at a 45 year low and home prices are slightly dropping! You can't go wrong with these factors. So if you're considering investing the the area, call me and let me show what I can do for you!!!

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