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BUY THIS NOW



Susan Swensen LINDA WELSH AUCTION & REALTY GROUP
The Hopkins House at 1300 W. 9½ St. will be auctioned Saturday. Bids for the 19th-century home will start at \$900,000.

Historic Old West Austin house will be sold at auction

By Nicole Villalpando
AMERICAN-STATESMAN STAFF

The cracks on the pink stucco exterior cannot be denied, but inside, the Hopkins House at 1300 W. 9½ St. is a historic gem waiting for restoration.

The house, which is designated a historic property by the City of Austin, is being auctioned Saturday. It's listed for \$1.3 million, with opening bids starting at \$900,000.

Though historical reports conflict, the house was built sometime between 1857 and 1865. Its original owner, Matthew Hopkins, owned a parcel of land from Shoal Creek to West Lynn Street and West Eighth Street to West 12th Street. The house is now in the West Line Historic District, created by the National Register of Historic Places in 2005.

The three-bedroom, two-bathroom, 2,977-square-foot house is actually two structures that have been joined together, creating space for the foyer, dining room and kitchen. Original

See **AUCTION**, G7

INSIDE

Hot properties: Developer's resortlike home, below, is for sale, **G3**



What you get for about \$375,000 in Round Rock, G3
What's selling in North Austin, G3
Area mortgage rates, G3
In the spotlight: Pemberton Heights cottage has modern updates, **G4**

REAL ESTATE ■ ZIP CODE 78705

Off-campus honor roll



Mike Hammonds MORELAND PROPERTIES; **Kathleen Bucher** KELLER WILLIAMS REALTY; **Stacey Nelson** COLDWELL BANKER UNITED; **Paul Streeter**

1. A 1,600-square-foot cottage built in 1948 at 3305 Harris Park Ave., near the UT School of Law, on the market for \$524,900. **2.** An 800-square-foot condominium at 2206 Nueces St. is on the market for \$160,000. **3.** A new house at 806 W. 30½ St. has 2,106 square feet and a five-star green rating from Austin Energy. It's on the market for \$630,000. **4.** A historic home known as the Alamo House, at 3001 Washington Square, is on the market for \$1.45 million.

From efficiencies to estates, University of Texas area has eclectic properties for sale that make the grade

By Carrie Alexander

SPECIAL TO THE AMERICAN-STATESMAN

In the cultural melting pot that is Austin, there might not be a better example of the city's offbeat, there's-a-place-for-everybody vibe than the neighborhoods near the University of Texas campus.

The UT area mixes a hip, young, urban feel of ubiquitous students, lively coffee shops, modern lofts and budget condominiums with an equally strong traditional neighborhood feel of vintage bungalows and spacious estates. Stop in at a coffee shop, and you'll mingle with college kids gulping down black coffee, professors sipping grande no-foam, low-fat lattes and young professionals ordering a cup to go.

The diverse population and the eclectic mix of housing options in an area that real estate agent Diana Thomas describes as "hoppin' and boppin'" help make the neighborhoods near campus a sought-after spot for home sales.

Many of the properties in this centrally located area are just a short bike ride to class or stroll to work. It's also near plentiful shopping and numerous parks.

Buyers in the UT neighborhoods can range from parents of college students to young professionals to university staff. Because there's

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View more photos of these properties with this story online.

such a mix of price ranges, housing styles and residents, including renters and homeowners, "You either love it or you hate it," says real estate agent Mike Hammonds.

An interesting mix

The UT area is roughly bounded by Interstate 35 to the east, North Lamar Boulevard and Shoal Creek to the west, Martin Luther King Jr. Boulevard to the south and 38th Street to the north. In short, it's the 78705 ZIP code.

According to the Multiple Listing Service report by the Austin Board of Realtors, the median list price for houses for sale in the UT area in the first half of the year was \$425,000, \$181,250 for condos. That compares with \$190,000 for houses and \$152,500 for condos in the greater Austin region.

The housing market includes efficiency condominiums, mid-priced midcentury ranch-style homes, small historical cottages and stylish

See **UNIVERSITY**, G6

Central Texas Home Showcase



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