

**\$1,000,000****2311 Shoal Creek**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 3,036 sqft  
**Neighborhood:** University Of Texas

## YOUR AGENT

**Brian Paran**

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## AMENITIES

<b>Air Conditioning</b>	—	<b>No View</b>	—
<b>Central Heat</b>	✓	<b>Pool</b>	—
<b>Refrigerator</b>	✓	<b>Fence</b>	—
<b>Dishwasher</b>	✓	<b>Garage</b>	—
<b>Washer</b>	✓	<b>Barbeque</b>	—
<b>Walk-In Closets</b>	—	<b>Impact Windows</b>	—

## KEY FEATURES

<b>Living area:</b>	<b>3,036 sqft</b>	<b>Days on market:</b>	<b>2125 days</b>
<b>Lot size:</b>	N/A	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 21,472</b>	<b>Year Built:</b>	<b>1949</b>
<b>\$ /sqft:</b>	<b>\$ 329</b>	<b>Neighborhood:</b>	<b>University Of Texas</b>
<b>Half Bath/WC:</b>	—	<b>Zip Code:</b>	<b>78705</b>
<b>Parking Space:</b>	<b>0</b>	<b>Ref./MLS ID:</b>	<b>4512228</b>

## MY NOTES