

# \$2,695,000 - 1211 Garner Avenue, Austin

MLS® #1182077

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## \$2,695,000

3 Bedroom, 4.00 Bathroom, 3,473 sqft  
Residential on 0.16 Acres

Barton Heights A, Austin, TX

Old World charm in the heart of the city featuring one of the most fabulous roof top patios in town! Enjoy over 1000ft of covered outdoor entertaining space perched high in the treetops as well as extreme privacy on the ground level. The walled perimeter creates a beautiful over-sized courtyard boasting a pond in an imported fountain, multiple sitting areas, a hot tub and garden (most of the landscape has been removed due to snow storm).

Reclaimed bricks from a West Texas Granary, antique tiles and exposed wood beams provide warmth and design flair. Other architectural elements like three levels of fireplaces stacked on top of each, high beamed and coffered ceilings and a walk-in climate-controlled wine cellar for over 250 bottles of wine give this property it's distinct and unique feel.

The primary suite is fit for royalty with every amenity you can imagine perfectly laid out in over 800 square feet: large living/sitting room with a fireplace featuring antique tiles, coffee/wine wet bar, private covered balcony, large steam shower, oversized soaking tub, separate bidet, dual vanity, large walk-in closet and three bays of cabinetry and drawers for additional clothing storage.

The 3rd level covered patio is by far the most raved about element of this unique property boasting a fireplace, kitchenette, dining, living



and sunning space in over 1000 square feet as well as a large studio space which could make the perfect fitness/meditation room, 3rd floor office, or art studio (the current owners used the space as a guest room).

You must see this spectacular property in person to truly understand how it lives and how it is an entertainer's paradise. The prime location of 1211 Garner Avenue puts it in the heart of Zilker and Barton Heights while feeding into highly sought after Zilker Elementary. LOCATION, LOCATION, LOCATION!

Built in 2002

### Essential Information

ListingFeed	abor_vow
MLS® #	1182077
List Price	\$2,695,000
Sale Price	\$2,585,000
Sale Date	July 26th, 2021
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,473
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1211 Garner Avenue
Subdivision	Barton Heights A
City	Austin
County	Travis
State	TX

Zip Code 78704

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Features None, Curbs

Parking Driveway, Detached, Garage, Garage Faces Side

# of Garages 2

Garages Garage Door Opener

View Neighborhood, Panoramic

Waterfront None

### **Interior**

Interior Stone, Wood

Appliances Built-In Electric Oven, Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator

Heating Central, Fireplace(s)

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

# of Fireplaces 3

Fireplaces Family Room, Primary Bedroom, Outside

Stories Three Or More

### **Exterior**

Exterior Features See Remarks, Uncovered Courtyard

Lot Description Corner Lot, City Lot, Level, Moderate Trees, Sprinklers Automatic

Windows Blinds, Double Pane Windows, Window Coverings, Window Treatments

Roof Composition

Construction Masonry, Stone, Stucco

Foundation Slab

### **School Information**

District Austin ISD

Elementary Zilker

Middle O Henry

High Austin