

\$3,995,000 - 1704 Newton Street, Austin

MLS® #1652499

\$3,995,000

5 Bedroom, 5.00 Bathroom, 4,020 sqft
Residential on 0.24 Acres

Newning & Warners, Austin, TX

STAGED & LOOKING EXQUISITE!

Experience contemporary excellence in
Bouldin Creek...

This new construction masterpiece offers breathtaking full downtown panoramic views from its expansive roof decks, providing an unparalleled luxury living experience. Set on a 10,000 SF lot, this property is a rare gem that offers a spacious and private outdoor entertainment space with a heated pool, perfect for hosting intimate gatherings or large events.

Expertly finished with the finest materials and craftsmanship, this property features a modern and open floor plan that blends seamlessly with the outdoor spaces. The professional Thermador appliances in the gourmet kitchen make entertaining easy, while the 1 BD | 1 BA Casita offers the perfect space for guests or a private home office. Architect Rodenberg Design, and builder Lewis Investment Co showcase a carefully curated selection of high-end finishes, fixtures, and furnishings with this property- including heated primary bathroom floors. See finishes in the flipbook under documents.

This property offers unique and unparalleled living experience in the heart of the Bouldin Creek. Bouldin Creek a popular choice for luxury home buyers due to its central location, which offers easy access to some of Austin's



best restaurants, bars, and shops, as well as the city's major tech employers. The area is also home to several parks and green spaces, including the popular Lady Bird Lake hike and bike trail. Bouldin Creek offers a desirable blend of urban convenience and suburban charm, making it an ideal location for those looking for a vibrant and livable community in the heart of Austin.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	1652499
List Price	\$3,995,000
Sale Price	\$3,775,000
Sale Date	March 25th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,020
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1704 Newton Street
Subdivision	Newning & Warners
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected
Features	See Remarks, Trails/Paths
Parking	Attached, Garage
# of Garages	2
View	City Lights, City, Pool
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Cooktop, Down Draft, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Near Public Transit, Sprinklers Automatic, Trees Large Size
Windows	ENERGY STAR Qualified Windows
Roof	Membrane, See Remarks
Construction	Brick, Glass, Masonry, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis