

# \$2,389,000 - 812 W Mary Street, Austin

MLS® #2026134

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## \$2,389,000

3 Bedroom, 3.00 Bathroom, 2,606 sqft  
Residential on 0.14 Acres

Bouldin, Austin, TX

Welcome to this amazing new house by Rodenberg Design in the sought-after Bouldin neighborhood, located in the desirable 78704 area. This stunning home embodies luxury living with its stylish touches and modern aesthetics.

Step inside and be greeted by the elegant marble and white oak chevron wood floors, creating a sophisticated atmosphere. The open floor plan seamlessly combines the living, dining, and kitchen areas, making it spacious and inviting. The chef's dream kitchen features gorgeous marble countertops, a fancy backsplash, Wolf appliances, a Sub-Zero refrigerator with double freezer drawers, and plenty of storage space.

With three spacious bedrooms, this house offers comfortable accommodation for family and guests. Each bedroom and bathroom is designed with contemporary fixtures and luxurious finishes, showcasing attention to detail.

One of the highlights is the lush side yard, creating a peaceful oasis for outdoor relaxation and entertainment. The centerpiece is the cocktail pool, a refreshing escape from the Texas heat, visible from every room through the expansive floor-to-ceiling Western windows that fill the interior with natural light.

Not only does this house boast impeccable



design, but it's also ideally situated in the heart of Austin's vibrant 78704 area. Enjoy nearby trendy restaurants, boutique shops, and picturesque parks. The neighborhood's lively atmosphere and proximity to downtown Austin make it a highly desirable place to call home. Don't miss out on owning this extraordinary home in one of Austin's most sought-after neighborhoods.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	2026134
List Price	\$2,389,000
Sale Price	\$2,315,000
Sale Date	August 18th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,606
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	812 W Mary Street
Subdivision	Bouldin
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

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

	Connected
Features	None
Parking	Attached Carport
# of Garages	1
View	Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Wood
Appliances	Built-In Gas Oven, Built-In Refrigerator, Dryer, Dishwasher, Exhaust Fan, Refrigerator, Range Hood, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Back Yard, Landscaped, Native Plants, Trees Medium Size
Windows	ENERGY STAR Qualified Windows
Roof	Membrane
Construction	Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis