

# \$2,575,000 - 1406 Folts Avenue, Austin

MLS® #2184147

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## \$2,575,000

4 Bedroom, 4.00 Bathroom, 3,184 sqft  
Residential on 0.17 Acres

South Lund South, Austin, TX

1406 Folts is a remarkable and modern luxury residence situated in the centrally located neighborhood of Zilker. This exceptional home, constructed by Highline Homes, represents an unprecedented level of architectural and design excellence. The external appearance features a beautiful blend of materials with an innovative use of stucco and wood paneling. As you step inside, the expansive living area will take your breath away with its lofty ceilings, exceptional natural light, and expansive windows that frame picturesque views of the outdoor spaces. The state-of-the-art kitchen is a masterpiece, featuring custom woodwork, an oversized marble island, and high-end appliances for the discerning chef. The primary bedroom suite, located on the ground level, boasts its own entrance to the rear yard and a sophisticated en suite bath with an oversized shower, spacious vanity, and refined tile work. The additional bedrooms, bathrooms, and generously-sized office can be found on the second level and are connected by a luminous hallway. Each room is distinguished by high ceilings, abundant natural light, and sleek, recessed lighting. Ascending the winding staircase to the third level, you'll discover a stunning patio with a rooftop terrace that offers sweeping and unparalleled vistas of the Austin skyline. Perfectly located in the city's cultural hub, this property is within easy reach of numerous dining options, natural landmarks, trendy boutiques, and popular trails.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	2184147
List Price	\$2,575,000
Sale Price	\$2,450,000
Sale Date	August 29th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,184
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	1406 Folts Avenue
Subdivision	South Lund South
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Trails/Paths
Parking	Attached, Door-Single, Garage, Off Street, Outside, Electric Vehicle Charging Station(s)
# of Garages	1
View	City, Neighborhood, Pool
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
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Appliances	Dishwasher, Free-Standing Range, Gas Cooktop, Gas Range, Ice Maker, Refrigerator, Tankless Water Heater, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Corner Lot, Level, Sprinklers In Ground, Trees Large Size
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Metal
Construction	Frame, Metal Siding, Stucco, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin