

# \$3,250,000 - 913 James Street, Austin

MLS® #2263838

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## \$3,250,000

4 Bedroom, 4.00 Bathroom, 3,274 sqft  
Residential on 0.13 Acres

South Heights, Austin, TX

Experience the contemporary style and exceptional craftsmanship at 913 W James St, a brand-new, luxurious 4-bedroom, 3.5-bathroom home nestled in the heart of South Austin's charming Bouldin Creek neighborhood. Constructed by the award-winning Arrowhead Construction and featuring design choices curated by the esteemed Faust House Studio, this home exemplifies the pinnacle of modern living, offering the perfect blend of style and functionality. The spacious residence boasts two inviting living areas, a dedicated office space, and an attached 2-car garage. Step inside and you'll be greeted by an expansive open-concept living area on the main level, featuring a meticulously designed kitchen that showcases quartzite countertops, custom white oak cabinets, an oversized pantry, and captivating suspension pendant lighting. On the second and third levels, you'll find the generously-sized bedrooms, an office, and additional living space. The master suite offers a serene retreat, complete with a spa-like bathroom, a soaking tub, a walk-in shower, and a custom walk-in closet. Outside, the property truly shines with a patio that boasts an inviting fireplace and a television setup, creating an idyllic setting for relaxation and entertainment. Adjacent to the patio sits the pool, constructed from sea foam blue tiles and accompanied by limestone decking and coping, perfect for enjoying the warm Austin weather. The prime location of this home



offers unparalleled convenience, situated between S Lamar and S 1st Street. Within walking distance, you'll find Zilker Park (home to ACL), Lady Bird Lake Trail, Barton Springs Pool, and Alliance Children's Garden Park. The house is just 2 miles from the vibrant South Congress area and 5 minutes from downtown Austin, making it easy to explore some of the city's best restaurants, shops, and entertainment venues. Don't miss this rare opportunity to experience the luxury of new construction in the highly sought-after Bouldin Creek neighborhood.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	2263838
List Price	\$3,250,000
Sale Price	\$2,970,000
Sale Date	July 21st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,274
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	913 James Street
Subdivision	South Heights
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, Garage, Garage Faces Rear
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

## **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Outside
# of Stories	2
Stories	Two

## **Exterior**

Lot Description	Front Yard, Interior Lot, Level, Trees Large Size
Windows	Skylight(s)
Roof	Metal
Construction	Wood Siding
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis