

\$2,575,000 - 1713 Bauerle Avenue, Austin

MLS® #3241466

\$2,575,000

4 Bedroom, 4.00 Bathroom, 3,192 sqft
Residential on 0.14 Acres

West End Add, Austin, TX

Welcome to a modern oasis in the heart of the sought-after Zilker neighborhood. Highline Homes presents to you a breathtaking 3-story new construction home that boasts impeccable craftsmanship and sweeping skyline views. As you approach, the striking combination of hemlock wood siding, clean stucco, and big aluminum windows instantly captivates. The five walk-out external balconies allow you to take in stunning views and fresh air from multiple vantage points.

Upon entering, you're greeted with spectacular floor-to-ceiling windows that fill the home with natural light. The open-concept design effortlessly flows between the kitchen, dining, and living area. Luxury abounds with bespoke finishes throughout. The kitchen is a chef's dream with floor-to-ceiling storage, a sizable center island, Thermador appliances, and marble countertops. Retractable aluminum sliding doors in the living area create a seamless indoor-outdoor living experience, enhancing the atmosphere and making it perfect for entertaining. Opening up to the outdoor space, the oasis-like backyard features a spacious yard, pool, and spa, leaving nothing more to be desired. The main level features a mudroom with built-ins and a large half bath off the kitchen for convenience. Just up the staircase to the second level, the primary bedroom awaits, complete with a private balcony offering stunning city views. The en-suite bathroom boasts a marble



walk-in shower, Brizo plumbing, and a spacious walk-in closet. Two additional bedrooms share a balcony with views of the backyard and outdoor areas. The third level is a versatile space that can be used as an extra entertaining space, guest quarters, or a stunning home office. With access to a huge patio with the best views of downtown, storage closets, and a full bathroom, this level has everything you need. This home is the epitome of urban living, situated just moments away from Downtown, Lady Bird Lake, Zilker Park, and the South Congress district.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	3241466
List Price	\$2,575,000
Sale Price	\$2,400,000
Sale Date	September 1st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,192
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1713 Bauerle Avenue
Subdivision	West End Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Attached, Covered, Carport, Door-Single, Driveway, Garage
# of Garages	1
View	City, Panoramic
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Stories	Three Or More

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Moderate Trees, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size, Views
Windows	Aluminum Frames, ENERGY STAR Qualified Windows
Roof	Membrane, Metal
Construction	Frame, Stucco, Vertical Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin