

\$1,790,000 - 2107 Garden Street, Austin

MLS® #3383605

\$1,790,000

3 Bedroom, 4.00 Bathroom, 2,119 sqft
Residential on 0.15 Acres

Driving Park Add, Austin, TX

MARFA MODERN meets Austin in this BESPOKE URBAN OASIS! It's clear the moment you walk through the reclaimed antique garden doors, 2107 Garden is a home that stands out from the rest. Designed by architect Craig Nasso and

Landscape by award-winning Word + Carr (i.e. Hotel San Jose & Hotel St. Cecilia), this private sanctuary embraces the restrained style of the West Texas desert. Hand-troweled plaster walls, soaring custom steel doors & windows, custom-milled birch ceilings, and cool concrete floors, echo the rugged yet refined nature of the home. Solid concrete walls

comprised of ICF, were chosen with sustainability and efficiency in mind. A private attached GUEST SUITE w/ loft can be used for STR or family seeking an extra room. The simple and straightforward gable roofs, breezeway and L-shaped plan, create a southwest-facing courtyard catching summer breezes and shielding from the harsh west sun. With Wolf range and large walk-in pantry, the chef's kitchen was originally designed for the owners of beloved restaurant,

Launderette. The primary suite enjoys private access to the courtyard with an additional bedroom suite upstairs + casual living area. The garage w/ PRIVATE GATED ALLEY ACCESS and sliding wood + steel doors, acts both as a workshop and additional informal entertaining



space. With its guest bath and outdoor kitchen, the structure was built to support a 2nd-floor providing endless possibilities for the future owner to expand. Pool plans by Word + Carr convey. Located in the heart of Holly Neighborhood in vibrant East Austin, 2107 Garden is within a ½ mile walk to some of Austin's favorite hot spots: Launderette, LA Barbeque, Butler Hike & Bike Boardwalk, Lou's Eastside and Juan in a Million to name a few. Seldom do properties with such organic elegance and craftsmanship come along, making 2107 Garden Street a genuinely remarkable find in the heart of Austin. Pool plans by Word + Carr convey.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	3383605
List Price	\$1,790,000
Sale Price	\$1,675,000
Sale Date	June 30th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2107 Garden Street
Subdivision	Driving Park Add

City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Enclosed, Garage, See Remarks, Alley Access, Detached, Oversized
# of Garages	4
View	None
Waterfront	None

Interior

Interior	Concrete, Tile
Appliances	Dishwasher, Free-Standing Gas Range, Refrigerator, Range Hood
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Fire Pit, Permeable Paving, See Remarks, Uncovered Courtyard
Lot Description	Alley, Level, Native Plants, Few Trees
Windows	See Remarks, Drapes
Roof	Metal
Construction	See Remarks, Stucco, ICFs (Insulated Concrete Forms), Plaster
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sanchez
Middle	Martin
High	Eastside Early College