

\$3,139,900 - 312 W Monroe Street, Austin

MLS® #5100131

\$3,139,900

4 Bedroom, 4.00 Bathroom, 3,107 sqft
Residential on 0.18 Acres

Swisher Add, Austin, TX

Award-winning MF Architecture makes a statement with this modern sophisticated residence situated on one of Bouldin's most desirable streets within walking distance to local favorite Soco & South 1st hotspots including Music Lane, coffee shops, restaurants, retail shops, parks and trails. This unbeatable location is perfect for your client seeking "walkability". Refined finishes selected for the most discerning buyer include professional series Thermador appliances, 3 cm white Biancone quartz with grey pattern, custom painted cabinets- floor to ceiling in kitchen, white oak custom cabinets in owner's suite, tongue and groove at entry and patio, 7 in. white oak hardwoods and a smooth drywall finish. Beyond the beautiful finishes, this residence is built with attention to detail including 2x6 exterior walls with fully encapsulated spray foam insulation resulting in a better insulated home, additional energy efficient features include two tankless water heaters, Quaker aluminum windows/sliders/front and back entry glass doors in Earthtone, and two 16 SEER hvac systems. 10 foot wood fences on both sides (6 ft on back) create privacy for the backyard oasis with a private swimming pool and deck. The functional open floor plan features the owner's suite plus an additional guest bedroom and full bathroom, kitchen, living, dining, office, and utility room on the main level. The second level features two bedrooms with en suite bathrooms, storage, and flex



room. 2 Car Carport, Brick & Board & Batten Hardie, TPO Roof, European Style Plumbing Fixtures, Modern Contemporary Lighting, White Minka Ceiling Fans, Duravit Tubs, Sprinkler/Drip Irrigation for All Plants. Buyer to independently verify all information including but not limited to taxes, restrictions, schools, square footage, lot size, etc. Professionally edited photos. 2022 taxes are based on land without improvements.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	5100131
List Price	\$3,139,900
Sale Price	\$3,000,000
Sale Date	June 28th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,107
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	312 W Monroe Street
Subdivision	Swisher Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	Park, Trails/Paths, Restaurant
Parking	Driveway, Attached Carport
# of Garages	2
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Range, Microwave, Tankless Water Heater, Built-In Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Windows	Double Pane Windows, Aluminum Frames, Low Emissivity Windows
Roof	See Remarks
Construction	Brick Veneer, Frame, HardiPlank Type, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis