

# \$1,950,000 - 1100 Juanita Street, Austin

MLS® #6354744

---

## \$1,950,000

3 Bedroom, 4.00 Bathroom, 2,810 sqft  
Residential on 0.23 Acres

La Perla, Austin, TX

Lifestyle living at its best! You'll love this stunning modern retreat with its contemporary design and beautiful views of South Austin Neighborhood Park located on private corner lot! From the moment you walk through the front door, you are welcomed by exquisite details you will discover throughout the home. Here you will find the perfect combination of style, comfort, and conveniences. Fully fenced private backyard is complete with tasteful and attractive landscaping, a pool, and a covered patio- perfect for coffee and conversation with friends.

Enjoy remarkable views of the pool oasis from indoors or exit the sliding doors from the spacious living onto the patio intellectually designed for entertaining. Prepare your delicious creations in the modern kitchen with its upscale Thermador gas range, built in Thermador fridge and dishwasher, wine fridge, icemaker, and an island built for laying out your charcuterie board or buffet. When it's time to focus, retreat to the extra office nook or the upstairs flex space. Upstairs, you'll also find a spacious primary bedroom with its own balcony and unobstructed views of nature and park. The primary bathroom is a spa-like space, with a marble countertop, dual sinks, a glass shower, freestanding tub, and separate powder room. The second floor is also home to a guest bedroom and a full bathroom. The third floor offers even more space with a flexible area that could be used as an additional office or media room plus another



bedroom & full bathroom. Each bedroom has its own modernized bathroom. Sunlight pours in through abundant windows, filling the home with a warm and welcoming glow. For commuters and day trippers, the home is located within walking distance to some of the best restaurants and bars in the area, making it the ideal choice for anyone wanting to live in the heart of Austin without sacrificing space & the tranquility of this desirable neighborhood. You must see this home in person to appreciate the lifestyle it offers!

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	6354744
List Price	\$1,950,000
Sale Price	\$1,750,000
Sale Date	August 21st, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,810
Acres	0.23
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1100 Juanita Street
Subdivision	La Perla
City	Austin
County	Travis
State	TX
Zip Code	78704

## **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Park, Restaurant, Tennis Court(s)
Parking	Attached Carport, Garage
# of Garages	1
View	Park/Greenbelt
Waterfront	None
Has Pool	Yes

## **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Disposal, Ice Maker, Vented Exhaust Fan, Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None
Stories	Three Or More

## **Exterior**

Exterior Features	Balcony, No Exterior Steps, Private Yard
Lot Description	Corner Lot, Backs to Greenbelt/Park, Level
Windows	None
Roof	Metal
Construction	Concrete
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis