

\$2,399,000 - 704 W Johanna Street, Austin

MLS® #7038315

\$2,399,000

4 Bedroom, 4.00 Bathroom, 2,986 sqft
Residential on 0.18 Acres

Bouldin James E Add, Austin, TX

Recently completed new construction in 78704/Bouldin. This high-end design by Stuart Sampley + Roost Custom Homes is modern and open, yet warm and inviting. From the entrance, the floor-to-ceiling windows bring the outside in and flood the space with natural light.

The functional floor plan includes an open living/dining/kitchen that wraps around the Leuders Limestone patio and sleek, rectangular pool. Landscape lighting and low-maintenance landscaping create privacy and complete the outdoor living aesthetic. In addition to 3 bedrooms, a study and 2.5 bathrooms in the main house, a 1 bed/1 bath apartment with separate entrance is located above the detached garage offering an ideal opportunity for STR, home office or guest quarters. White oak flooring, quartz countertops, Hemlock slat wall, curated tile and lighting selections are just a few of the stylish finish details. Other notable upgrades: Ultra High Efficiency HVAC + independent dehumidifier, sound attenuation in all walls/floors, solid core interior doors and a Nest smart security camera package. Not to be overlooked: the alley access 2-car garage (with 50 amp EV charger) that opens both front & back for flexible use of space. A rare find in this area. All located in one of Austin's most coveted and convenient neighborhoods, within walking distance to So. 1st/Congress restaurants, shopping and nightlife. And, only minutes from Downtown,



Barton Springs, Zilker Park and Lady Bird Lake.

*Sq Ftg as Per Architectural Plans - Buyer to confirm

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	7038315
List Price	\$2,399,000
Sale Price	\$2,250,000
Sale Date	March 10th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,986
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	704 W Johanna Street
Subdivision	Bouldin James E Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Curbs, Sidewalks
Parking	Garage, Garage Faces Rear, Detached, Electric Vehicle Charging Station(s)
# of Garages	2

Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Built-In Refrigerator
Heating	Central, Heat Pump
Cooling	Central Air, Humidity Control, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Landscaped, Alley
Windows	Aluminum Frames
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis