

\$1,585,000 - 1406 Choquette Drive, Austin

MLS® #7152341

\$1,585,000

4 Bedroom, 4.00 Bathroom, 2,708 sqft
Residential on 0.18 Acres

Brentwood, Austin, TX

Nestled in the heart of Brentwood is 1406 Choquette—a remarkable single-story showcase that harmoniously intertwines modern elegance with the coziness of home. Unfolding across 2,708 square feet of thoughtfully designed space, this property doesn't just fulfill your needs—it anticipates them. From the moment you step through the entrance, you're enveloped by an expansive open-concept layout, where light, air, and space converge to create an ambiance of warmth and luxury. Anchoring this space, the chef's kitchen stands as a testament to fine craftsmanship and state-of-the-art functionality. Revel in the delight of soft-close custom cabinetry, premium JennAir appliances, and a striking large island that seamlessly combines form and function. This culinary haven effortlessly transitions into the dining and living areas, fostering an environment that's equally conducive to grand entertaining as it is to intimate family gatherings. The home presents four generously sized bedrooms, four pristine bathrooms, and an adaptable flex space—ensuring privacy and versatility for every member of the family. Externally, the home continues to impress. The covered patio, acting as an extension of the indoor living space, overlooks a secluded backyard, setting the stage for tranquil evenings, BBQ cookouts, or moments of reflection under the Texan sky. Being a resident of Brentwood brings its own set of privileges. Proximity to a diverse array of



businesses, gourmet restaurants, lush parks, and recreational hotspots means there's never a dull moment. And for those moments when the call of authentic Texan BBQ becomes irresistible, Blackâ€™s and Stiles Switch BBQ await to satiate your cravings. Discover a home where design meets desire, and luxury meets life. Welcome to 1406 Choquette in Brentwood. Swimming pool can be added after close. Permanent rate buy down offered by the seller. Contact the agent for more details. 1-2-10 warranty conveyed at closing.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	7152341
List Price	\$1,585,000
Sale Price	\$1,541,500
Sale Date	October 10th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,708
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1406 Choquette Drive
Subdivision	Brentwood
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached Carport, Garage
# of Garages	1
Waterfront	None

Interior

Interior	Wood
Appliances	Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Private
Windows	Aluminum Frames
Roof	Shingle
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum