

# \$1,175,000 - 3405 Werner Avenue 1, Austin

MLS® #7511837

---

## \$1,175,000

4 Bedroom, 5.00 Bathroom, 2,400 sqft  
Residential on 0.17 Acres

Cherrywood, Austin, TX

\*Offer Deadline - January 22 (Monday) 12 pm\*

Introducing 3405 Werner, a breathtaking new addition to the coveted Cherrywood neighborhood in Austin. This exquisite three-story residence, a creation of ROMA homes, showcases a side-by-side setup, exuding the essence of a single-family home. As you step into this realm of modern living, you are greeted by an extraordinary blend of luxury, comfort, and impeccable design.

Crafted with meticulous attention to detail, this home is a testament to high-quality craftsmanship, offering an unparalleled living experience. It boasts luxury finishes throughout, including white oak engineered hardwood floors, custom white oak cabinets, locally sourced tiles, and luxury fixtures. The design is eye-pleasing at every turn, featuring a metal roof that adds to its elegance. The uber-functional floor plan includes an open-concept main floor bathed in natural light, enhancing the inviting ambiance of the home. The kitchen is a chef's dream, adorned with high-end appliances ready to bring your culinary visions to life. Each bedroom in this magnificent property is accompanied by its own bathroom, ensuring privacy and convenience for residents and guests alike. Adding to the allure is a detached casita with a full bathroom, perfect for extended family stays, guest accommodation, or as a vacation home. This unique feature offers flexibility and adds to the property's charm, with no restrictions on short-term rentals (STRs).



Living in 3405 Werner means being just minutes away from the vibrant pulse of downtown Austin, making it feel like an extended backyard. The property's detached casita further elevates the living experience, featuring a built-in kitchenette, ideal for various uses according to your lifestyle needs. 3405 Werner #1 is more than just a residence; it is a lifestyle statement that seamlessly blends the comfort of home with the excitement of urban living. 1-2-10 warranty conveyed at closing. There is room to add a pool.

Built in 2024

### Essential Information

ListingFeed	abor_vow
MLS® #	7511837
List Price	\$1,175,000
Sale Price	\$1,200,000
Sale Date	February 9th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,400
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3405 Werner Avenue 1
Subdivision	Cherrywood
City	Austin
County	Travis
State	TX
Zip Code	78722

## **Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	See Remarks
Parking	Attached, Garage
# of Garages	1
Garages	Garage Door Opener
View	City, Neighborhood
Waterfront	None

## **Interior**

Interior	Wood
Appliances	Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Stories	Three Or More

## **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Trees Small Size
Windows	Aluminum Frames
Roof	Metal
Construction	HardiPlank Type, Stucco
Foundation	Slab

## **School Information**

District	Austin ISD
Elementary	Maplewood
Middle	Kealing
High	McCallum