

# \$1,650,000 - 2311 Montclair Street 1, Austin

MLS® #8476956

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## \$1,650,000

3 Bedroom, 4.00 Bathroom, 2,103 sqft  
Residential on 0.20 Acres

M S Z Add, Austin, TX

Marvelous Mid-Century Modern New Construction in 78704! Located in coveted Barton Hills, this stunning and architecturally dramatic residence is nearby the Barton Creek Greenbelt, Barton Springs Pool, Zilker Park and the Barton Springs/South Lamar bar and restaurant districts. With mid-century artistic flair, the welcoming elevation of the residence impresses with a blend of warm wood, industrial grey steel, clean lines and expansive windows. Impeccably designed, the residence lives large with 3 bedrooms, 3 full baths, one half-bath, 2 dedicated offices, a game room and a spacious 2-car garage. The gourmet chef will delight in the sleek kitchen experience with a large waterfall Quartz island, custom Euro-style soft-close cabinetry, walk-in pantry, and all Thermador appliances, including a professional grade 6-burner gas range and built-in refrigerator. In the mid-century tradition, step down to the inviting conversational living room surrounded by floor-to-ceiling windows and a majestic green-treed view. While entertaining, guests will enjoy the deck overlooking the private shady yard, and the second-story art deco balcony off the game room. In the primary suite, experience the Zen of large casement windows, white Oak flooring, dual walk-in shower, Quartz double vanity and roomy walk-in closet. A meticulous attention to high-end details include 2x6 exterior framing, wood aluminum-clad Pella windows with superior Cardinal glass, metal and TPO



roofing, a 15 Seer HVAC, tankless water heater, and blown in insulation. The residence is part of a detached 2-unit condo regime with no shared common elements, no HOA fees, and lives like a single-family home, just minutes from all the So/La & â€™™04 action. This Barton Hills mid-century design blends the historical with modern, and extends a living experience of timeless sophistication and tranquility.

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	8476956
List Price	\$1,650,000
Sale Price	\$1,450,000
Sale Date	November 17th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.20
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2311 Montclair Street 1
Subdivision	M S Z Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Trails/Paths
Parking	Attached, Garage, Off Street
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Corner Lot, Moderate Trees
Windows	Aluminum Frames, ENERGY STAR Qualified Windows, See Remarks, Wood Frames
Roof	See Remarks
Construction	Frame, Metal Siding, See Remarks, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin