

\$2,495,000 - 1105 W Monroe Street, Austin

MLS® #9384267

\$2,495,000

4 Bedroom, 3.00 Bathroom, 2,560 sqft
Residential on 0.15 Acres

Capital Heights, Austin, TX

Another fabulous property masterfully created by the combined talents of Rodenberg Design and Tusker Development, this home is incredibly functional with a well-designed floor plan and effortless style. All interior selections by Slic Design ensure the utmost in designer touches and details. This spacious 2560 SF (Floor Plan Graphics) 4 bedroom, 3 full bath home showcases everything you could want in a new construction Bouldin property. An idyllic covered front porch sets the stage along with an incredible and beautifully landscaped front yard as well as a lovely backyard with a heated pool and room for the family pet. Once inside, high ceilings and an open floor plan create abundant space in the kitchen, dining and living areas. The kitchen features a large island great for gathering and a wall of windows with slider that create the perfect indoor/outdoor experience. Additionally, the first floor has a rare guest room/office plus a full bath. Natural light pours into each room through beautiful windows and ample storage provides a place for everything. At the top of the stairs, there is an incredible view of downtown Austin. The spacious, upstairs Primary Suite welcomes you with a large walk-in closet, sit-in shower, separate soaking tub, double vanity and a scenic view of the backyard pool. Maximize your entertaining in the private yard with a back patio and deck giving endless opportunities for enjoyment. Alley access to your two-car garage is a rare find in Bouldin. This residence is in one



of Austin's most coveted and convenient neighborhoods. With its unbeatable location tucked into a quiet, family-friendly neighborhood, you can walk to Becker Elementary School and you're able to take advantage of all that Austin has to offer: minutes away from Zilker Park, Lady Bird Lake, downtown and countless restaurants, shopping and more on South Congress. Convenience, style and comfort all come together perfectly in this stunning home which is also exceedingly livable.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	9384267
List Price	\$2,495,000
Sale Price	\$2,375,000
Sale Date	September 30th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,560
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1105 W Monroe Street
Subdivision	Capital Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Alley Access, Detached, Garage, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	City Lights, City
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Built-In Freezer, Disposal, Ice Maker, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Alley, Back Yard, Front Yard, Garden, Landscaped, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows, Insulated Windows, Low Emissivity Windows, Screens
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis