

\$2,499,995 - 1604 Garner Avenue, Austin

MLS® #4523611

\$2,499,995

4 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.14 Acres

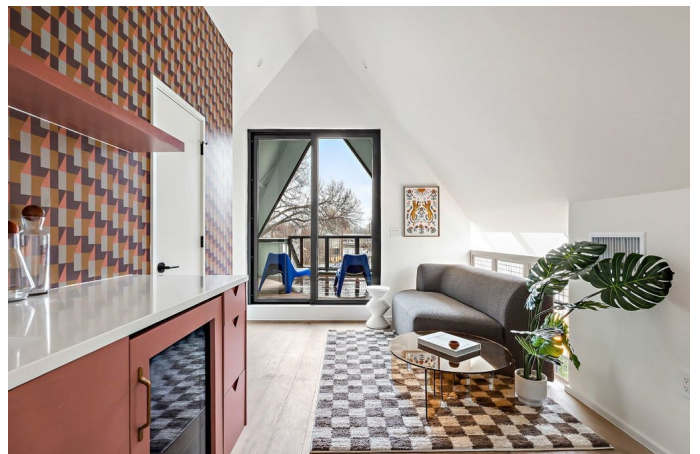
Barton Heights B Annex, Austin, TX

Huge Price Improvement! 150k below original ask + 125k below recent appraisal!

Not your typical spec home - this eclectic home designed by Davey McEathron

Architecture with interiors + construction by Cary Paul Studios is completely unique and custom. Step into a true architectural gem - this new construction home in the heart of Zilker blends mid-century modern charm with 70s and Memphis modern influenced interiors.

Inside, you'll find a sunken conversation pit, perfect for intimate gatherings, alongside a walnut-clad and terrazzo topped mid-century kitchen peninsula accented by mod floating shelves and warm brick details with a retro planter box. Throughout the home, custom built-ins with an angular motif, boutique lighting, and hand-selected tile create a one-of-a-kind aesthetic. The primary suite is a true retreat, featuring sliding doors to the main-floor deck, and a built-in closet plus a spacious walk-in closet with stackable washer/dryer connections. The primary bath offers spa-like relaxation with a soaking tub, a walk-in shower, and a private toilet closet. The second level has two bedrooms with a jack + jill bath plus a spacious laundry room and a light filled landing with a custom storage cabinet and a reading nook. The large deck with downtown views is a show stopper. Not to be outdone, the third floor has a covered private deck with city views, a lounge area with a custom wet bar + panel ready beverage fridge, a bedroom with a built in bench and a



bright modern bathroom.The outdoor spaces are equally breathtaking, with unobstructed downtown cityline views from the expansive second-floor lpe deck and a private third-floor suite deck.

Built in 2025

Essential Information

MLS® #	4523611
Price	\$2,499,995
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,752
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1604 Garner Avenue
Area	7
Subdivision	Barton Heights B Annex
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Driveway, Garage, Garage Door Opener, Garage Faces Side, Carport
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood, City, City Lights

Waterfront	None
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Interior

Interior	Tile, Wood, Terrazzo
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Appliances	Built-In Refrigerator, Dishwasher, Disposal, Tankless Water Heater, Bar Fridge, Built-In Electric Oven, Cooktop, Down Draft, Electric Cooktop, Electric Oven, Exhaust Fan, Plumbed For Ice Maker, Refrigerator, Vented Exhaust Fan, Wine Refrigerator
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Heating	Central
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Stories	Three Or More
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Exterior

Exterior Features	None
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Lot Description	Corner Lot, City Lot, Back Yard, Few Trees, Level, Trees Small Size
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Roof	Metal
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Construction	Frame, Brick, HardiPlank Type, Metal Siding, Spray Foam Insulation
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Foundation	Slab
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School Information

District	Austin ISD
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Elementary	Zilker
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Middle	O Henry
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High	Austin
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Additional Information

Date Listed	February 28th, 2025
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Days on Market	265
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Listing Details

Listing Office	All City Real Estate Ltd. Co
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