

\$2,725,000 - 2201 Garden Street, Austin

MLS® #9883863

\$2,725,000

6 Bedroom, 6.00 Bathroom, 3,084 sqft

Residential on 0.16 Acres

Bensons, Austin, TX

At the intersection of architecture and art, this one-of-a-kind compound in East Austin's sought-after Holly neighborhood is the latest creation from Rabb Construction & Davey McEathron Architecture. Set on a single lot, the property includes two distinct homes, each a masterclass in sculptural form, natural materials, and artisanal detail.

Terraluz offers 3 beds, 3 baths + a detached guest suite/home office with its own bath above the garage, connected by a Clay Imports-tiled bridge and a suspended hammock net creating a whimsical 10-ft-high lounge. Combined: 2,140 sqft.

Desoluna is a 944 sqft, 2 bed, 2 bath vaulted retreat echoing Terraluz's artistic spirit while maintaining its own identity.

Both homes are defined by curving rammed earth walls, soft green barrel-vaulted roofs, and private plunge pools. Interiors feature white oak cabinetry, terracotta, marble, burnished limewash wall finish, honed concrete floors with terrazzo texture, and custom steelwork. The overall aesthetic is a seamless fusion of desert modernism, Art Nouveau, and organic architecture, brought to life through local craftsmanship and visionary design. Whether you're an artist or a design lover seeking something truly unique, this compound is a rare and inspiring find in one of Austin's most creative, culturally rich



neighborhoods.

Built in 2025

Essential Information

MLS® #	9883863
Price	\$2,725,000
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	3,084
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2201 Garden Street
Area	5
Subdivision	Bensons
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Driveway, Garage, Garage Door Opener, Detached, Electric Gate, Garage Faces Side, Off Street, Private
Garage Spaces	1
Garages	Garage Door Opener
View	City, City Lights
Waterfront	None
Has Pool	Yes

Interior

Interior	Wood, Concrete, Terrazzo
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven, Range, Refrigerator
Heating	Central, Forced Air, Ductless
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Corner Lot, City Lot, Front Yard, Landscaped, Sprinklers Automatic, Alley, Few Trees, Native Plants, Private, Xeriscape
Roof	Metal
Construction	Stucco, Rammed Earth
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sanchez
Middle	Martin
High	Eastside Early College

Additional Information

Date Listed	July 31st, 2025
Days on Market	107

Listing Details

Listing Office	eXp Realty, LLC
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