

\$3,999,999 - 1704 Newton St, Austin

MLS® #2550478

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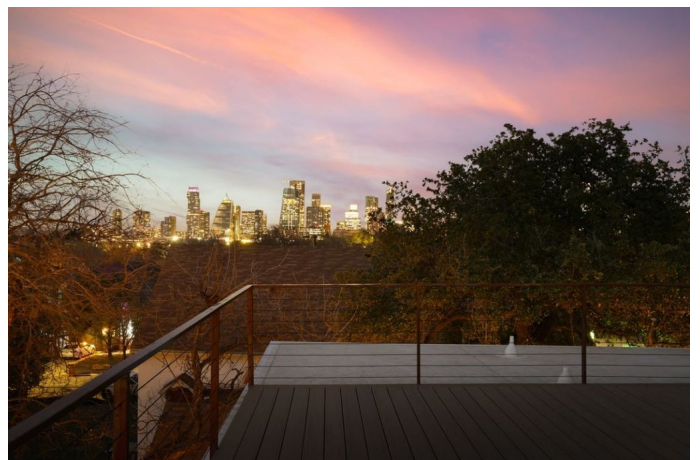
5 Bedroom, 5.00 Bathroom, 3,837 sqft
Residential on 0.24 Acres

Newning & Warners, Austin, TX

Discover this stunning new construction masterpiece in coveted Bouldin Creek, where contemporary elegance meets unrivaled craftsmanship. Showcasing breathtaking panoramic downtown views from expansive roof decks, this extraordinary residence delivers a truly elevated living experience. Positioned on a rare lot, this property offers an abundance of private outdoor entertainment space featuring a heated pool—perfect for both intimate gatherings and sophisticated enjoyment.

Inside, the home reveals meticulous attention to detail with premium finishes and materials throughout. The thoughtfully designed modern floor plan flows seamlessly between indoor and outdoor living spaces, creating an ideal environment for the discerning entertainer. The gourmet kitchen boasts professional Thermador appliances, while the separate 1BD | 1BA Casita provides versatile space for guests or a secluded home office retreat. Luxurious touches abound, including heated primary bathroom floors that exemplify the property's commitment to refined comfort.

Crafted by the renowned Rodenberg Design and built by Lewis Investment Co, every aspect of this residence reflects sophisticated taste and exceptional quality. Located in the heart of Bouldin Creek, you'll enjoy immediate access to Austin's finest dining, shopping, and entertainment. The home's prime location



is walkable to South Congress (SoCo) and 1st Street, offering a vibrant city lifestyle just steps from renowned restaurants, eclectic boutiques, and local hotspotsâ€”without the isolation of a suburban cul-de-sac. With proximity to Lady Bird Lake trails and major employment centers, this property represents the pinnacle of Austin luxury livingâ€”a rare opportunity to acquire a truly distinctive residence in one of the city's most desirable neighborhoods

Built in 2022

Essential Information

MLS® #	2550478
Price	\$3,999,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,837
Acres	0.24
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	CityLights, City, Pool
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Community Information

Address	1704 Newton St
Area	6
Subdivision	Newning & Warners
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Driveway, Enclosed, Garage
# of Garages	2

Interior

Interior	Tile, Wood
Appliances	Cooktop, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Wine Refrigerator, Down Draft
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Barbecue, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Near Public Transit, Sprinklers Automatic, Trees Large Size
Roof	Membrane
Construction	Brick, Glass, Masonry, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis

Additional Information

Date Listed	March 7th, 2025
Days on Website	222
Days on Market	198

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