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

MLS® #2550478

# \$3,999,999

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 poolâ€"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

# **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, Down Draft, Double Oven, Dishwasher, Disposal, Gas Range,

Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s),

Tankless Water Heater, Wine Refrigerator

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 242
Days on Market 242

Property Listed by: Kuper Sotheby's Int'l RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS)

from November 4th, 2025 at 2:31pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.