

\$849,000 - 1406 Cometa St 2, Austin

MLS® #4072580

\$849,000

4 Bedroom, 5.00 Bathroom, 2,256 sqft

Residential on 0.19 Acres

Chernosky 09, Austin, TX

AMAZING NEW PRICE. Finally, new construction with character and available 5% down financing with no PMI under 6% 30 year fixed! 4 bed/4.5 bath residence offering over 2,250 square feet of refined living across 2 spacious levels. Creative direction from MakingModernHome. This home delivers warm, approachable luxury and a thoughtful, functional floor plan. Upon entering, the impressive great room is anchored by a chef-worthy kitchen with a large island, premium cabinetry, and honed quartz countertops. It flows seamlessly into a dining space with a built-in beverage bar accented by designer tile. In the living room, a wall of glass doors frames lush, tree-lined views offering rare privacy as the home backs to an improved creek (no flood insurance required). The main level includes a full guest suite (or primary option) with vaulted ceilings, walk-in closet, and dual-sink bath. A skylit stairwell with custom metal railing leads upstairs, where volume and natural light abound. The stunning primary suite impresses with soaring ceilings, a spa-like bath with soaking tub, and a generous walk-in closet. Two additional vaulted bedrooms each feature en-suite baths and walk-ins, offering comfort and privacy for all. Additional features include a practical laundry room, an attached garage with bonus storage and 220 EV outlet, curated fixtures, high ceilings throughout, and thoughtful design at every turn. Outside, a landscaped yard offers a peaceful retreat beneath a canopy of



mature greenery. Located in a charming, eclectic neighborhood just minutes from Mueller, Givens Park and pool, Springdale General, and East Austin’s favorite coffee shops, breweries, and creative spots”this home offers a rare blend of scale, privacy, and design for under \$1M. 1/2/10 warranty included from an experienced build team. Upgrades: Level 4 smooth drywall, metal roof, foam insulation, stucco, composite decking. Fence between detached units to be installed. \$0 HOA dues.

Built in 2025

Essential Information

MLS® #	4072580
Price	\$849,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,256
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Active Under Contract

Water Feature/View

View	Canal,ParkGreenbelt
------	---------------------

Community Information

Address	1406 Cometa St 2
Area	5
Subdivision	Chernosky 09
City	Austin
County	Travis
State	TX
Zip Code	78721

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage, Direct Access, Door-Single, Garage Faces Front, Inside Entrance, Kitchen Level, Off Street, Private
# of Garages	1
Garages	Garage Door Opener

Interior

Interior	Tile, Wood, Stone
Appliances	Dishwasher, Disposal, Microwave, Bar Fridge, Exhaust Fan, Free-Standing Refrigerator, Gas Range, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	No Exterior Steps, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Views, City Lot, Near Golf Course, Near Public Transit
Roof	Composition, Metal
Construction	Stucco, Cement Siding, Frame, HardiPlank Type, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sims
Middle	Martin
High	Northeast Early College

Additional Information

Date Listed	May 8th, 2025
Days on Website	174
Days on Market	155
HOA Fees Freq.	Annually

Property Listed by: MODUS Real EstateThe 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 October 29th, 2025 at 10:31am CDT. 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.