

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

MLS® #4523611

\$2,499,995

4 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.14 Acres

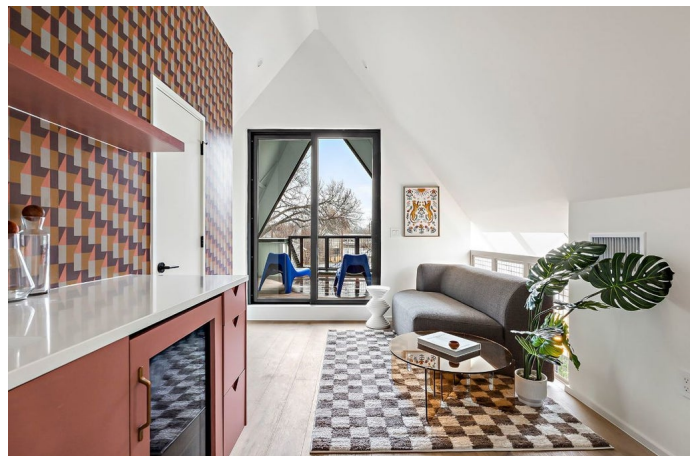
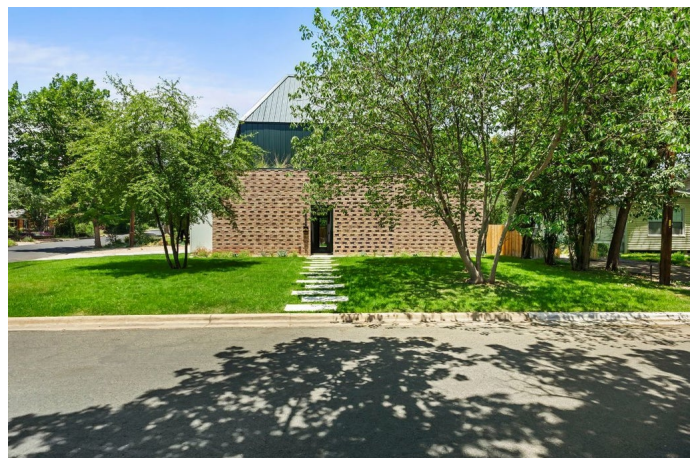
Barton Heights B Annex, Austin, TX

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

Water Feature/View

View	CityLights, City, Neighborhood
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Community Information

Address	1604 Garner Ave
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 Faces Side, Carport

# of Garages	2
Garages	Garage Door Opener

Interior

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

Exterior

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

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

Additional Information

Date Listed	February 28th, 2025
Days on Website	233
Days on Market	212

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