# \$685,000 - 1601 Houston St 2, Austin

MLS® #6502698

## \$685,000

3 Bedroom, 3.00 Bathroom, 1,928 sqft Residential on 0.13 Acres

Brentwood 56 Condo Amd, Austin, TX

Incredible Brentwood opportunity! Price just improved on this spacious 3BR/2.5BA + dedicated office freestanding condo. This boutique community located minutes from vibrant Burnet Road, has easy access to Austin's beloved restaurants, shops, and neighborhood favorites.

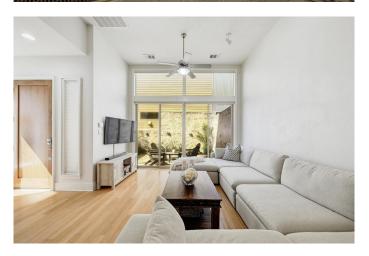
Sunlight pours through large living room windows, complemented by high ceilings that give the open-concept floor plan a bright, airy feel. Step into the beautiful private courtyard to extend your living space, perfect for morning or casual evenings with friends. The kitchen blends timeless charm and modern function with shaker-style cabinetry, granite countertops, and stainless appliances. An eat-in bar offers both a casual dining spot and serving space. Refrigerator conveys.

The first floor also includes a private home office and a convenient powder bath. Upstairs, the spacious primary suite features a garden tub, walk-in shower, dual vanities, and a large walk-in closet. Two additional bedrooms with a jack-and-jill bath and a centrally located laundry room round out the upper level. Washer and dryer convey.

Residents enjoy a quiet, walkable community with access to a private park, plus the convenience of a garage and extra parking. From a quick coffee at Monkey Nest to burgers at Top Notch or an unforgettable dinner at







Fonda San Miguel, some of Austin's best bites and experiences are just around the corner. The Domain and downtown are just a short drive away, giving you the perfect mix of neighborhood charm and city access.

#### Built in 2011

## **Essential Information**

MLS® # 6502698 Price \$685,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,928 Acres 0.13 Year Built 2011

Type Residential

Sub-Type Single Family Residence

Status Active

## Water Feature/View

View None

## **Community Information**

Address 1601 Houston St 2

Area 4

Subdivision Brentwood 56 Condo Amd

City Austin
County Travis
State TX

Zip Code 78756

## **Amenities**

Utilities Cable Available, Electricity Connected, Natural Gas Connected, High

Speed Internet Available, Phone Available, Sewer Connected, Water

Connected

Features Community Mailbox, Street Lights, Curbs

Parking Additional Parking, Garage, Assigned

# of Garages 1

### Interior

Interior Bamboo, Carpet Free

Appliances Dishwasher, Free-Standing Gas Range, Disposal, Refrigerator, Tankless

Water Heater, Dryer, Gas Oven, Washer, Water Softener Owned

Heating Central, Natural Gas

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features None

Lot Description Sprinklers In Front, Sprinklers On Side, Xeriscape

Roof Composition

Construction HardiPlank Type, Masonry, Metal Siding, Stone Veneer

Foundation Slab

#### **School Information**

District Austin ISD Elementary Brentwood

Middle Lamar (Austin ISD)

High McCallum

## Additional Information

Date Listed June 26th, 2025

Days on Website 110
Days on Market 102
HOA Fees 300

HOA Fees Freq. Monthly

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