

# \$2,487,950 - 1805 Frazier Ave, Austin

MLS® #9185399

**\$2,487,950**

4 Bedroom, 4.00 Bathroom, 2,927 sqft

Residential on 0.15 Acres

Frazier Add, Austin, TX

Located in the heart of 78704, 1805 Frazier Avenue is a newly constructed modern residence that perfectly balances luxury design with energy-conscious construction. Every detail was thoughtfully curated by the builder-owner to deliver a home that feels refined, high-performing, and ready for the future. Inside, you'll find premium features such as a full Thermador appliance package, custom Eclipse European cabinetry, white oak floors, ash wood wall paneling, and a striking custom solid wood front door. The residence is equipped with foam insulation, a tankless water heater, and is built to Austin Energy Green Building standards—ensuring comfort and efficiency in every season. Beyond the beautiful interiors, the home is rich with tech-forward amenities. The On-Q home automation system provides the backbone for audio, security, and climate control, while prewiring for a sauna, hot tub, generator, and smart pool cover allow future customization with ease. Exterior security cameras, two EV chargers, and custom closets enhance day-to-day living. Outdoors, enjoy a heated pool, third-floor terrace, and irrigated landscaping, including drip irrigation for the front planters—creating a seamless indoor-outdoor flow for entertaining or relaxing under the Texas sky. Positioned just minutes from South Congress, South 1st Street, and the vibrant culinary scene of Bouldin Creek, this home offers direct access to some of Austin's most beloved restaurants, coffee



shops, and nightlife. Itâ€™s also ideally located for those who embrace an active lifestyle, with nearby hike and bike trails, parks, and Lady Bird Lake just a short ride away. Whether you're savoring dinner at a local favorite or catching the sunset from your private rooftop terrace, 1805 Frazier Avenue offers a truly elevated experience in the center of it all.

Built in 2024

Essential Information

MLS® #	9185399
Price	\$2,487,950
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,927
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Neighborhood
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Community Information

Address	1805 Frazier Ave
Area	7
Subdivision	Frazier Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage
# of Garages	1

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Range, Dishwasher, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room
Stories	Three Or More

### **Exterior**

Exterior Features	Private Yard
Lot Description	Private
Roof	Metal
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Website	133
Days on Market	75

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