

# FOURTH & UNIT 296

1800 E 4TH ST. | AUSTIN, TX 78702

**CONTACT: SCOTT SPROAT**  
**C: (312) 376-6370**  
**E: SCOTTSPROAT@GMAIL.COM**

**NOW OFFERED AT: \$394,000**

*Price Improvement from \$415,000*

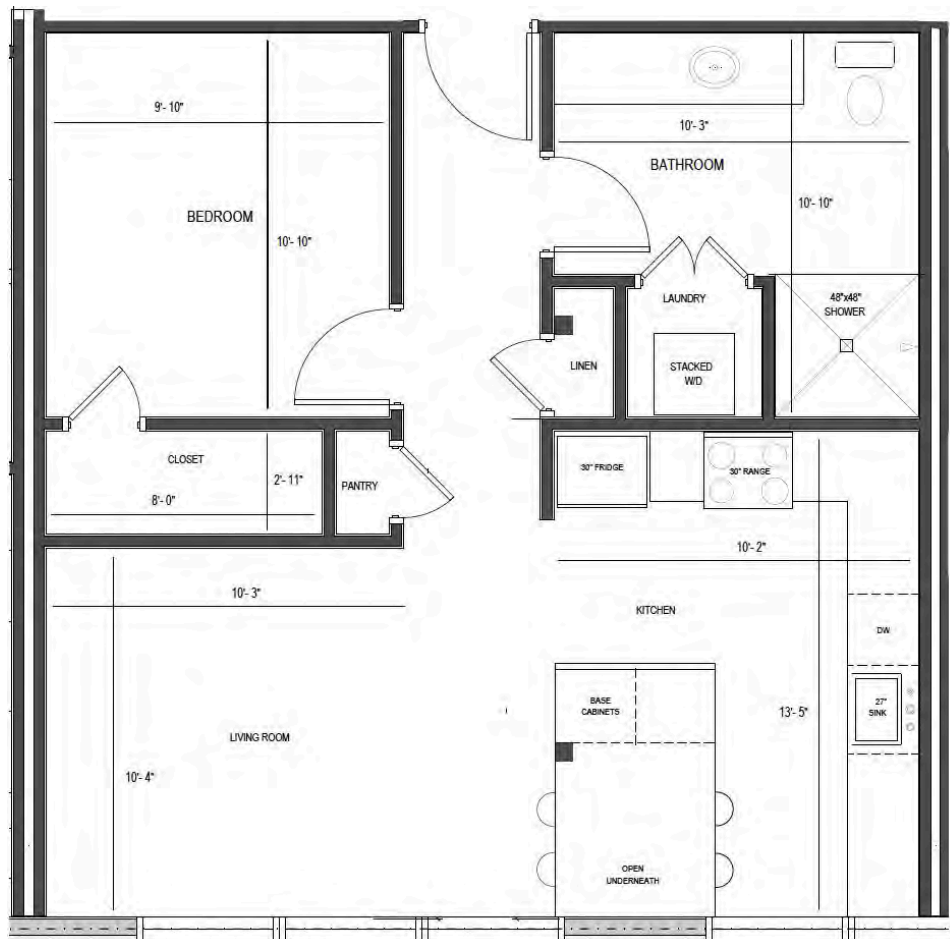
*Make  
An Offer!*

## UNIT FEATURES:

- Brand New! Completed in 2024
- Downtown Views
- One Reserved, Covered Parking Space
- New Samsung Appliances
- Delta Faucets & Fixtures
- Quartz Counter Top w/ Waterfall Edge
- Zellige Tile Backsplash
- Hardwood flooring
- Terrazzo & Stone Look Tile
- Pantry & Linen Closet
- Walk-In Closet
- Exposed Steel Posts
- New Samsung Stacking Washer/Dryer

## BUYER OPTIONS TO DISCUSS:

- Optional Second Parking Space
- Optional Private 60+SF Storage Unit
- Customizable Pantry
- Paint Walls Color of Your Choice
- HOA Fees Paid 1st Year
- Preferred Lender
- Rate Buy Down\*
- Title Policy Paid\*



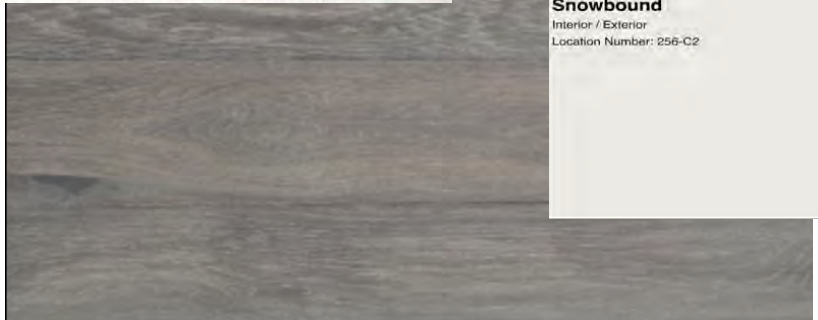
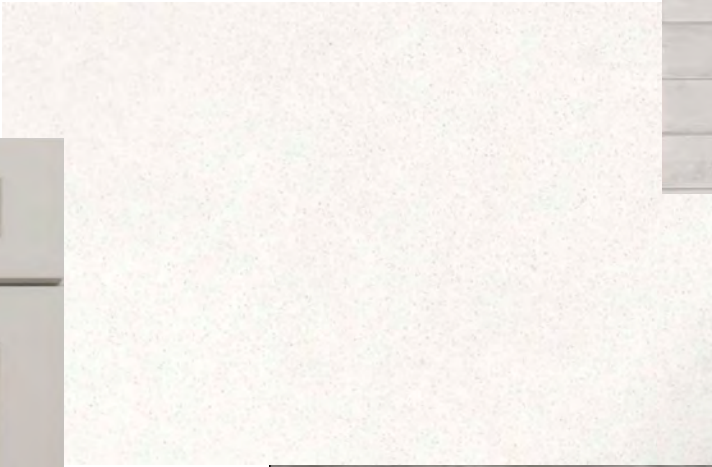
\* Must use preferred lender and meet criteria for approval. Rate buy down options to be discussed at time of contract.



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The Residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from any Warranty to be provided by the Seller. Such Consumer Products are covered by manufacturers' and/or suppliers' warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the options may not be available to these Units.

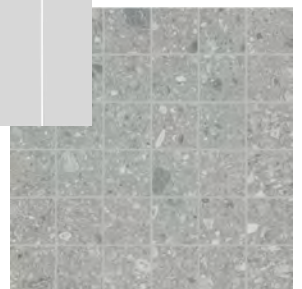
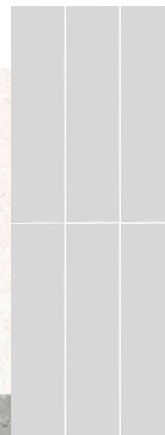
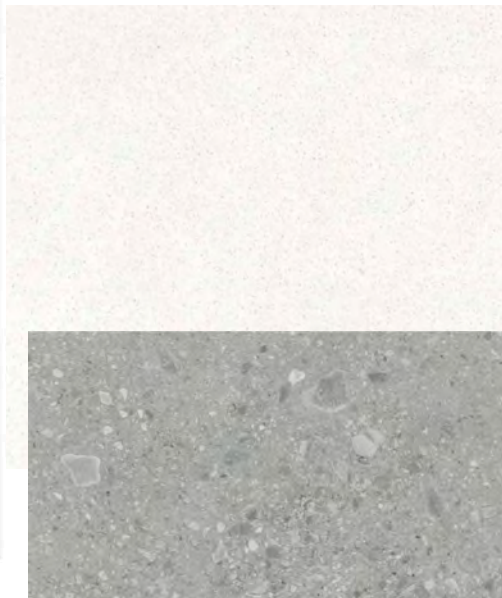
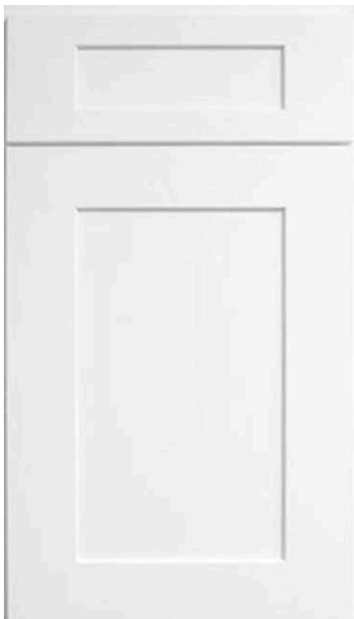
# FOURTH & UNIT 296

## KITCHEN/ LIVING MATERIALS



SW 7004  
**Snowbound**  
Interior / Exterior  
Location Number: 256-C2

## BATHROOM



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The Residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from any Warranty to be provided by the Seller. Such Consumer Products are covered by manufacturers' and/or suppliers' warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the options may not be available to these Units.

# FOURTH & UNIT 395

1800 E 4TH ST. | AUSTIN, TX 78702

**CONTACT: SCOTT SPROAT**  
**C: (312) 376-6370**  
**E: SCOTTSPROAT@GMAIL.COM**

**NOW OFFERED AT: \$416,000**

*Price Improvement from \$426,000*

*Make Us  
An Offer!*

## UNIT FEATURES:

- Brand New! Completed in 2024
- One Reserved Parking Space
- New Samsung Appliances
- Delta Faucets & Fixtures
- Hardwood flooring
- Terrazzo & Stone Look Tile
- 3CM Quartz Countertops
- Zellige Tile Backsplash
- Pantry
- Walk-In Closet
- Exposed Steel Posts
- New Samsung Stacking Washer/Dryer

## BUYER OPTIONS:

- Optional Second Parking Space
- Optional Private 60+SF Storage Unit
- Customizable Pantry
- Paint Walls Color of Your Choice
- HOA Dues Paid 1st Year
- Preferred Lender
- Rate Buy Down\*
- Title Policy Paid\*



\* Must use preferred lender and meet criteria for approval. Rate buy down options to be discussed at time of contract.



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The Residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from any Warranty to be provided by the Seller. Such Consumer Products are covered by manufacturers' and/or suppliers' warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the options may not be available to these Units.

# FOURTH & UNIT 395

## KITCHEN/ LIVING MATERIALS



## BATHROOM



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The Residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from any Warranty to be provided by the Seller. Such Consumer Products are covered by manufacturers' and/or suppliers' warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the options may not be available to these Units.

# FOURTH & UNIT 396

1800 E 4TH ST. | AUSTIN, TX 78702

**CONTACT: SCOTT SPROAT**  
**C: (312) 376-6370**  
**E: SCOTTSPROAT@GMAIL.COM**

**NOW OFFERED AT: \$775,000**

*Price Improvement from \$849,000*

*Make Us  
An Offer!*

## UNIT FEATURES:

- Brand New, Never Occupied
- Corner Unit
- Downtown Views
- Two Reserved Parking Space
- New LG Appliances
- 36" THOR Range
- Delta Faucets & Fixtures
- Quartz Countertops w/ Waterfall Edge
- Zellige Tile Backsplash
- Hardwood flooring
- Terrazzo & Stone Look Tile
- Customizable Pantry
- Two Walk-in Closets in Primary Bedroom
- Exposed Steel Posts
- New Samsung Stacking Washer/Dryer



## BUYER OPTIONS:

- Optional Third Parking Space
- Optional Private 60+SF Storage Unit
- Customizable Walk-In Closet
- Paint Walls Color of Your Choice
- HOA Dues Paid 1st Year
- Preferred Lender
- Rate Buy Down\*
- Title Policy Paid\*



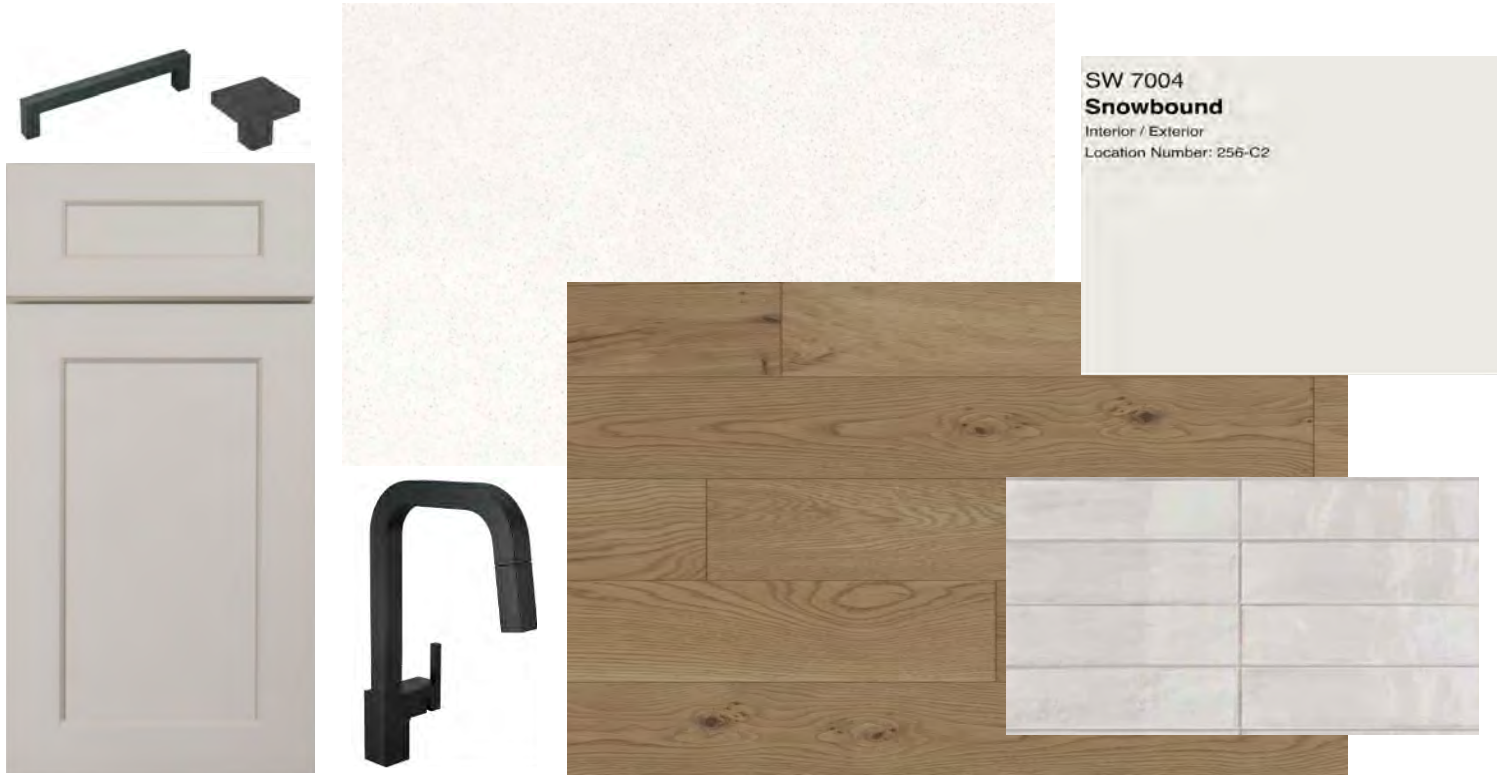
\* Must use preferred lender and meet criteria for approval. Rate buy down options to be discussed at time of contract.



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The Residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from any Warranty to be provided by the Seller. Such Consumer Products are covered by manufacturers' and/or suppliers' warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the options may not be available to these Units.

# FOURTH & UNIT 396

## KITCHEN/ LIVING MATERIALS



## BATHROOM



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The Residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from any Warranty to be provided by the Seller. Such Consumer Products are covered by manufacturers' and/or suppliers' warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the options may not be available to these Units.

# FOURTH & AMENITIES

- Reserved Gated Parking
- Second Floor Pool
- New Gym
- Private Guest Suites for Visitors
- Club Room
- Outdoor Lounge/ Grilling Area
- On-site Management
- Security Patrol on Weekends
- Electric Vehicle Charging Stations
- Luxer Package Locker System
- Dog Wash Station
- Conference Room

## POOL



## GYM



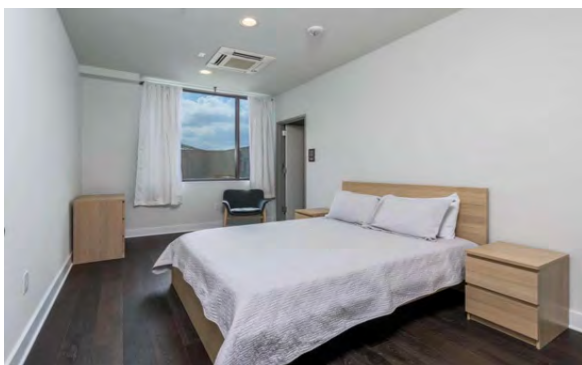
## CLUB ROOM



## OUTDOOR LOUNGE/ GRILLING AREA



## PRIVATE GUEST SUITES



## PACKAGE LOCKERS IN MAIN LOBBY



DISCLAIMER: The materials depicted are based on a photographic representation and are illustrative. All selections are final. None of the items of furnishings shown in the photographs are included. The residence is being sold unfurnished. Consumer Products (as such term is used and defined by the Federal Trade Commission) that are covered by the Magnuson-Moss Warranty Act are excluded from the warranty to be provided by the Seller. Such Consumer Products are covered by manufacturer and/or supplier warranties, if any. Certain Units may be constructed or designed in a manner required to comply with the Americans with Disability Act and/or Texas Accessibility Standards. Some or all of the selections or options may not be available to these Units.