

FOURTH & UNIT 296

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT
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NOW OFFERED AT: \$394,000

Price Improvement from \$415,000

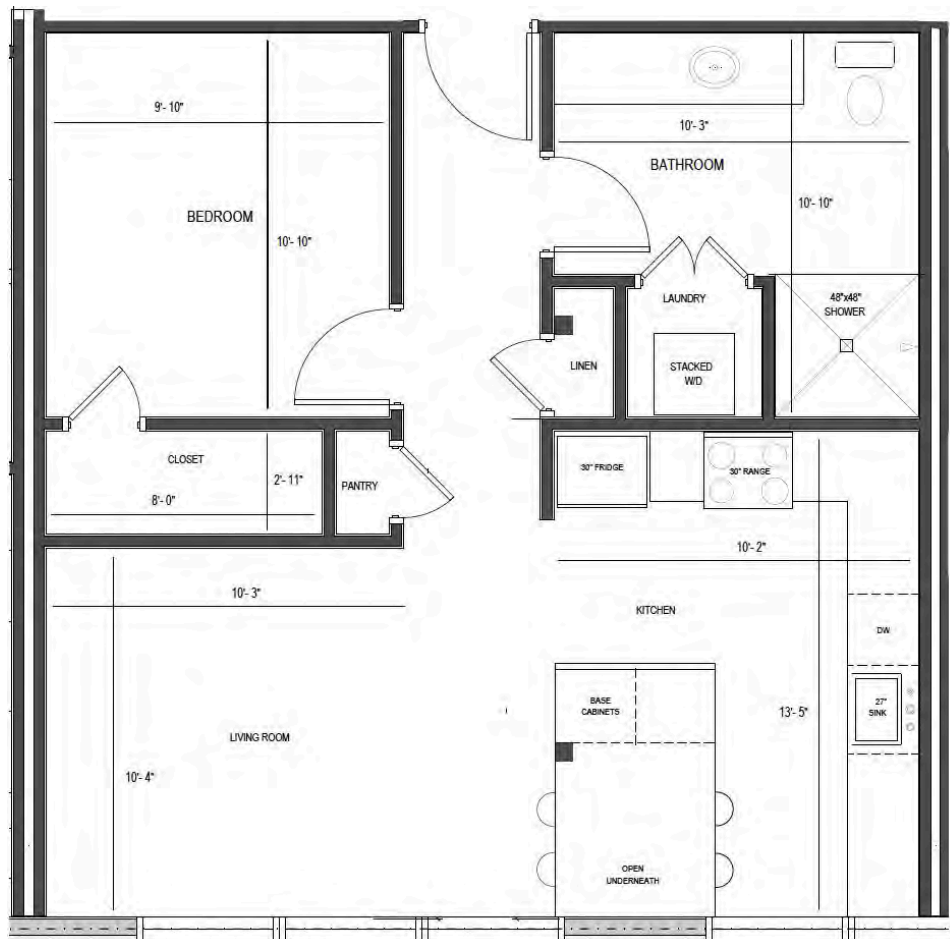
*Make
An Offer!*

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*



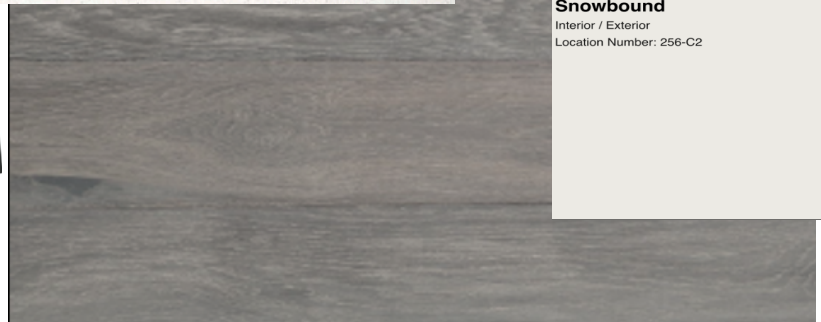
* Must use preferred lender and meet criteria for approval. Rate buy down options to be discussed at time of contract.



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.

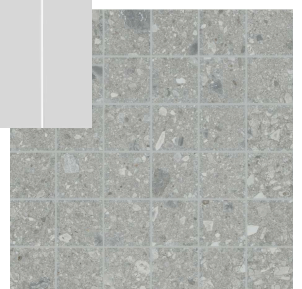
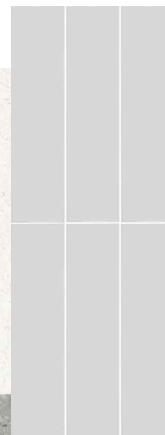
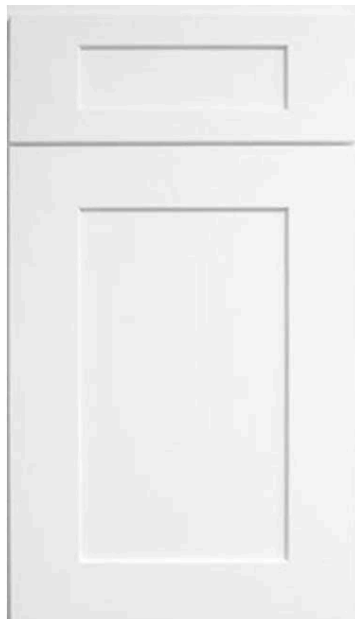
FOURTH & UNIT 296

KITCHEN/ LIVING MATERIALS



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

BATHROOM



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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



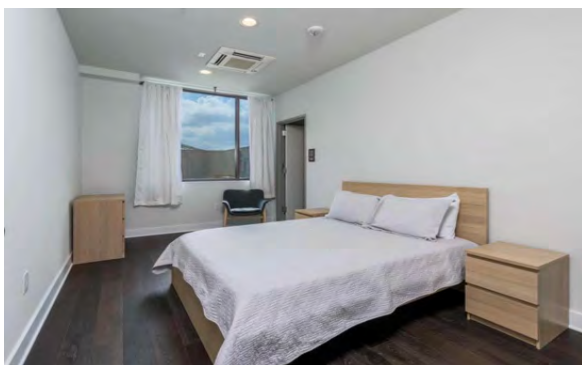
CLUB ROOM



OUTDOOR LOUNGE/ GRILLING AREA



PRIVATE GUEST SUITES



PACKAGE LOCKERS IN MAIN LOBBY



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