

FOURTH & UNIT 396

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT
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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*



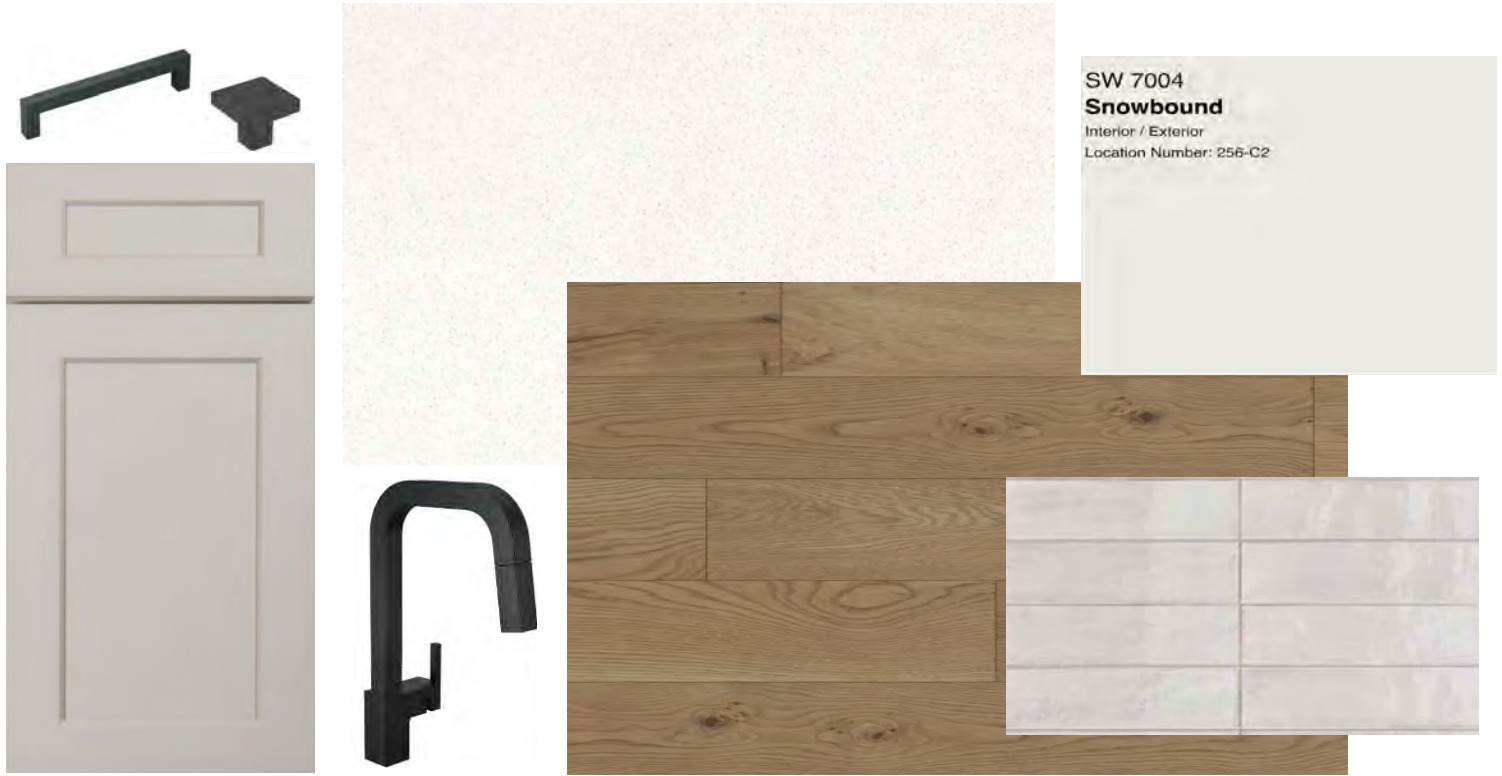
* Must use preferred lender and meet criteria for approval. Rate buy down options to be discussed at time of contract.



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.

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KITCHEN/ LIVING MATERIALS



BATHROOM



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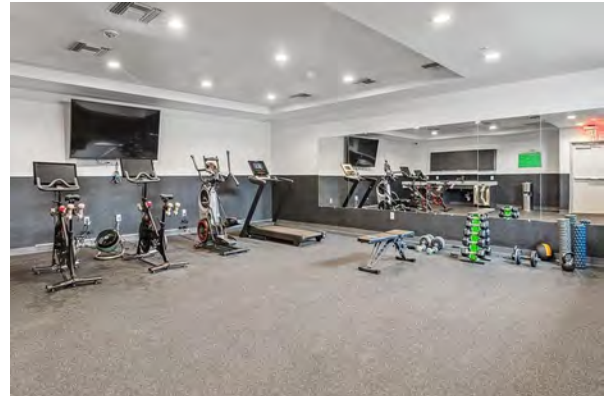
FOURTH & AMENITIES

- 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



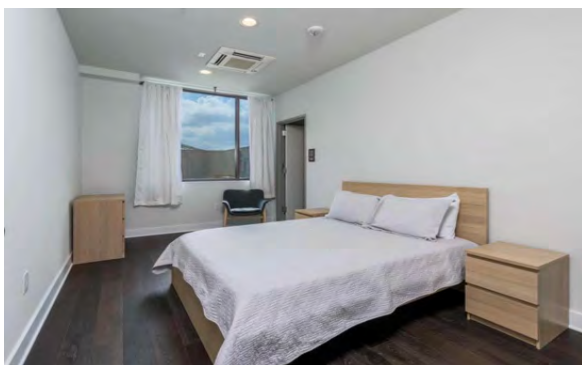
CLUB ROOM



OUTDOOR LOUNGE/ GRILLING AREA



PRIVATE GUEST SUITES



PACKAGE LOCKERS IN MAIN LOBBY



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