

# \$4,499,000 - 1701 Newning Avenue, Austin

MLS® #5238365

## \$4,499,000

5 Bedroom, 6.00 Bathroom, 4,458 sqft  
Residential on 0.19 Acres

Fairview Park Resub Of Lt 4 B, Austin, TX

This home is currently under construction with a completion date of Spring 2022. The Main House has 4,458 SF of livable space on an 8,443 SF lot. This 5 bedroom, 5 bath home features a pool with deck area, a private office, a skyline roof deck for entertaining, a media/game room, a 245 SF garage, a separate guest/Airbnb area, and a unique over the pool entry. 1701 Newning is located a couple blocks from the bustling South Congress district between Annie and Mary streets. Newning is an interesting street that winds through the neighborhood with the topography. The extra deep sloping lot is located along a curve which opens the views to downtown. The house has been designed to take advantage of the unique aspects of site and gracefully mediate between the existing Oak trees. The pool of 1701 forms a dramatic entry courtyard that is engaging. The Texas limestone and steel material palette creates an industrial-textural aesthetic that recalls Austin's past, yet moves boldly into the future.

Built in 2021

## Essential Information

MLS® #	5238365
Price	\$4,499,000
Bedrooms	5
Bathrooms	6.00



Full Baths	4
Half Baths	2
Square Footage	4,458
Acres	0.19
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	1701 Newning Avenue
Subdivision	Fairview Park Resub Of Lt 4 B
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Phone Connected, Sewer Connected, Underground Utilities, Water Available, Water Connected
Features	Playground, Park, Pool, Pet Amenities
Parking	Concrete, Detached, Garage, Garage Faces Side, Detached Carport, Electric Vehicle Charging Station(s), Off Street, Paved
# of Garages	1
View	City
Waterfront	None

### Interior

Interior	Wood
Appliances	See Remarks
Heating	Central, Exhaust Fan, Fireplace(s), Natural Gas, Zoned, Steam
# of Fireplaces	1
Fireplaces	Living Room
Stories	Three Or More

### Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters, Uncovered Courtyard, Permeable Paving, Private Entrance
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Lot Description	Trees Medium Size, City Lot
Roof	Membrane, Metal
Construction	Metal Siding, Concrete, Stone, See Remarks, Stucco, Glass, ICAT Recessed Lighting, Spray Foam Insulation, Wood Siding
Foundation	Slab, Concrete Perimeter, Permanent

### **School Information**

District	Austin ISD
Elementary	Travis Hts
Middle	Fulmore
High	Travis

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