

FOURTH & UNIT 296

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT

C: (312) 376-6370

E: SCOTTSPROAT@GMAIL.COM

NOW OFFERED AT: \$396,000

Price Improvement from \$399,000

*Make Us
An Offer!*

UNIT FEATURES:

- Brand New, Never Occupied
- Downtown Views
- One Reserved, Covered Parking Space
- New Samsung Appliances
- Delta Faucets & Fixtures
- Quartz Countertop 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:

- Optional Second Parking Space
- Optional Private 60+SF Storage Unit
- Customizable Pantry
- Paint Walls Color of Your Choice
- Preferred Lender
- Rate Buy Down* (up to 2% lower rate)
- 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.