

# FOURTH & NEW CONDO UNITS FOR SALE

FOURTH& is an incredible mixed-use condominium community located at 1800 E 4th Street, with 102 residential units. It offers ample amenities and now has five brand new (never lived in) units that are finished!

The Seller is motivated to work with Buyers to make this the perfect home. All units come with additional parking space options, storage space options, rate buy down options, preferred lender incentives, and many ways to structure a scenario that is very advantageous for your Buyer.

Check out the individual Unit information below and call me to set up a tour. Cheers!



## CONTACT INFORMATION:

SCOTT SPROAT - PRINCIPAL, BNSBW, LLC

C: (312)376-6370 | E: SCOTTSPROAT@GMAIL.COM

# FOURTH & UNIT 295

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT

C: (312) 376-6370

E: SCOTTSPROAT@GMAIL.COM

OFFERED AT: \$425,000

Make Us  
An Offer!

## UNIT FEATURES:

- Brand New, Never Occupied
- 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
- Preferred Lender
- Rate Buy Down\* (up to 2% lower interest 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.

# FOURTH & UNIT 296

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT

C: (312) 376-6370

E: SCOTTSPROAT@GMAIL.COM

OFFERED AT: \$399,000

Make Us  
An Offer!

## UNIT FEATURES:

- Brand New, Never Occupied
- One Reserved Parking Space
- New Samsung Appliances
- Delta Faucets & Fixtures
- Quartz Countertops 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 Walk-In Closet
- Customizable Pantry
- Paint Walls Color of Your Choice
- Preferred Lender
- Rate Buy Down\* (up to 2% lower rate)
- Title Policy Paid\*



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# FOURTH & UNIT 297

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT

C: (312) 376-6370

E: SCOTTSPROAT@GMAIL.COM

OFFERED AT: \$437,500

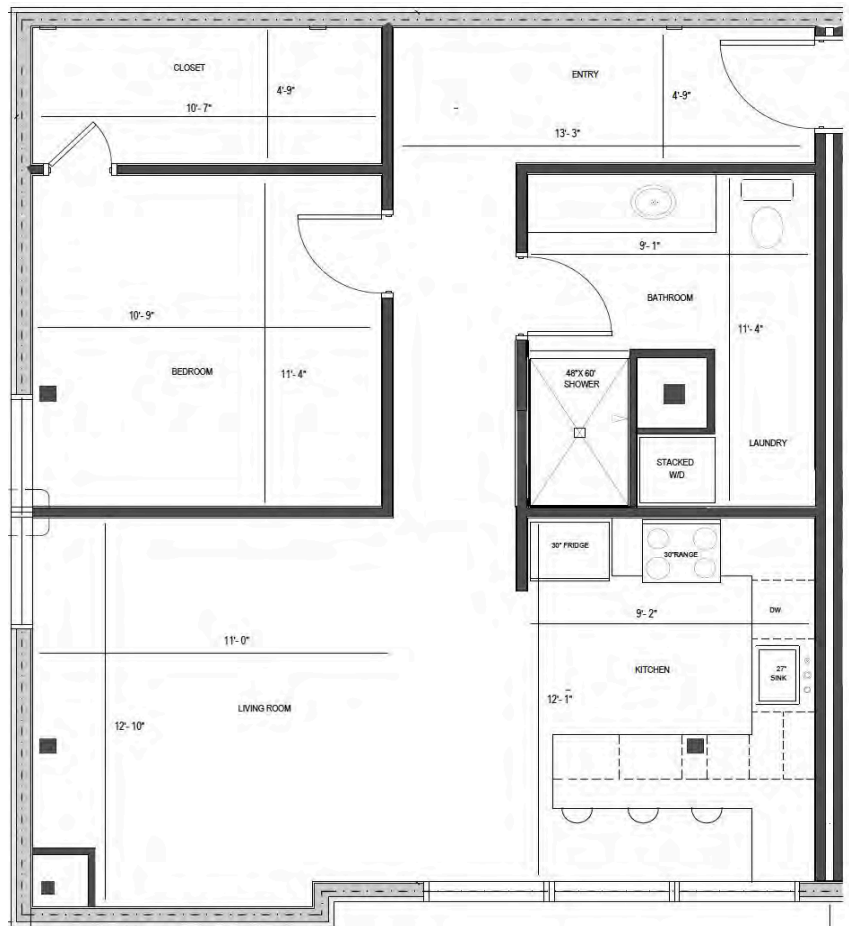
Make Us  
An Offer!

## UNIT FEATURES:

- Brand New, Never Occupied
- Corner Unit
- Downtown Views
- One Reserved Parking Space
- New Samsung Appliances
- Delta Faucets & Fixtures
- Hardwood flooring
- Terrazzo & Stone Look Tile
- 3CM Quartz Countertops
- Zellige Tile Backsplash
- Huge Walk-In Closet
- New All-In-One Washer/Dryer

## BUYER OPTIONS:

- Optional Second Parking Space
- Optional Private 60+SF Storage Unit
- Customizable Walk-In Closet
- Paint Walls Color of Your Choice
- Preferred Lender
- Rate Buy Down\* (up to 2% lower interest rate)
- Title Policy Paid\*



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# FOURTH & UNIT 395

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT

C: (312) 376-6370

E: SCOTTSPROAT@GMAIL.COM

OFFERED AT: \$426,000

Make Us  
An Offer!

## UNIT FEATURES:

- Brand New, Never Occupied
- 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 Walk-In Closet
- Customizable Pantry
- Paint Walls Color of Your Choice
- Preferred Lender
- Rate Buy Down\* (up to 2% lower interest rate)
- Title Policy Paid\*



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# FOURTH & UNIT 396

1800 E 4TH ST. | AUSTIN, TX 78702

CONTACT: SCOTT SPROAT

C: (312) 376-6370

E: SCOTTSPROAT@GMAIL.COM

OFFERED AT: \$796,000

*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
- 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
- Customizable Pantry
- Paint Walls Color of Your Choice
- Preferred Lender
- Rate Buy Down\* (up to 2% lower rate)
- Title Policy Paid\*



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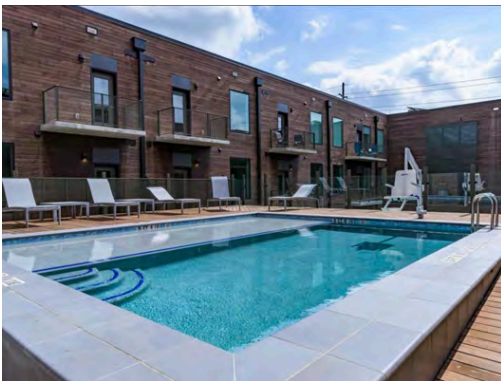


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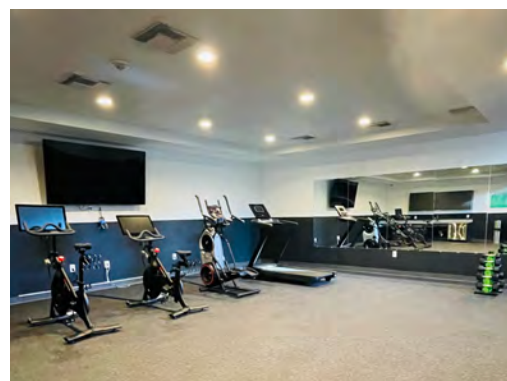
# FOURTH & AMENITIES

- Reserved, Gated Parking
- Pool Deck, 2nd Floor
- New Gym
- Luxer Package Locker System
- Dog Wash Station
- Outdoor Lounge/ Grilling Area
- On-site Management
- Security Patrol on Weekends
- Electric Vehicle Charging Stations
- Private Guest Suites for Visitors
- Club Room
- Conference Room

## POOL



## GYM



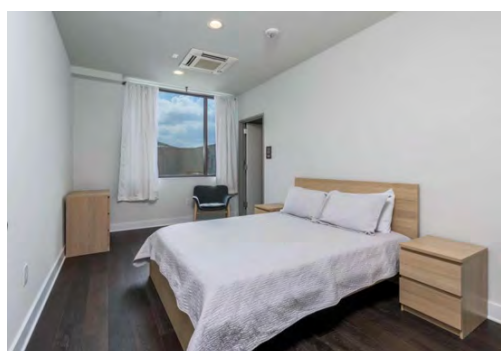
## CLUB ROOM



## OUTDOOR LOUNGE/ GRILLING AREA



## PRIVATE GUEST SUITES



## PACKAGE LOCKERS IN MAIN LOBBY



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