

**701 West Live Oak Street
Austin, TX 78704**

- 2,024 sf residence
- 5,793 sf lot (ADU eligible)
- 400 sf 2-car side load garage (alley entry) with 200 sf storage above
- Built in 2013
- Custom design by Danze & Davis Architects, Inc.
- 3 bedrooms
- 2.5 bathrooms
- Owners suite on main level

Exterior and outdoor spaces

- ❖ Walled and gated courtyard
 - Austin limestone with lueder cap
 - Built in seating in courtyard
 - Gas fire pit with lava rock
 - Plumbed for gas grill
 - Patio off dining room
- ❖ 6-9' stained privacy fencing with steel posts and custom security gates around back yard
- ❖ Swimming pool (Cody Pools)
 - UV sanitation
 - Heath tile surround
 - Ceramic tile apron cover
 - In floor cleaning system
- ❖ Covered porch off kitchen
 - Ceiling fan
 - Plumbed for outdoor kitchen (electric, hot/cold water, waste line, gas)
 - Polished concrete floor
- ❖ Balcony off upper level den
 - Moroccan encaustic cement tiles
- ❖ Fully landscaped lawn and plantings
- ❖ Zoned irrigation system (sprinklers and drip)
- ❖ Extensive landscape and hardscape lighting
- ❖ 2 Heritage Pecan trees
- ❖ Full gutter system with leaf guards

Interior

- ❖ Metal floating staircase with European white oak treads
- ❖ Polished (to aggregate) concrete floors on main level
- ❖ European white oak floors in owners suite and entire second level
- ❖ Clerestory windows throughout the home – privacy and light from every direction
- ❖ Indoor / outdoor flow and views
- ❖ Open plan kitchen, dining and living on main level
- ❖ Den on upper level
 - Vaulted ceiling
 - Sliding glass door opens to balcony

- Separate reading area
- ❖ Owners suite
 - Main level
 - Sliding glass door opens to pool
 - Vaulted ceiling
 - En suite bath
 - Double Kohler sinks
 - Quartz countertops
 - Custom cabinetry with electric outlets in lower cabinets
 - Water closet
 - Frameless glass shower with knee wall bench
 - Dual shower heads
 - Jonathan Adler wallpaper
 - Porcelain tile
 - Walk-in closet with custom (& reconfigurable) elfa shelving
- ❖ Guest Bedrooms
 - 2 upper level bedrooms with walk-in closets
 - Wired for ceiling fans
- ❖ Guest Bath
 - Double undermount sinks
 - Quartz countertops
 - Custom cabinetry
 - Frameless glass shower
 - Porcelain tile
- ❖ Main level laundry room
 - “Built in” Asko washer and dryer
 - Quartz countertops
 - Heath tile backsplash
 - Custom cabinetry
 - Rolling storage cabinet
- ❖ The Shade Shop roller shades and draperies
- ❖ Midcentury vintage light fixtures
- ❖ Midcentury inspired or reissued wallpapers
 - Office/Guest Bedroom – Cole & Son Woodstock Orange
 - Guest Bath – Florence Broadhurst Turnabouts Orange
 - Dining – Harlequin Momentum 3
 - OBR & laundry – Phillip Jeffries Grasscloth
 - Power Room - Cole & Son David Hicks Hexagon
- ❖ Schlage Orbit aged-brass handle sets

Kitchen

- ❖ 10' island
- ❖ Thermador 42” built-in side-by-side refrigerator with ice/water in the door
- ❖ Thermador dual-fuel commercial range
 - Double ovens
 - 6 gas burners & griddle
- ❖ Thermador range hood, dishwasher and microwave

- ❖ Kitchenaid wine refrigerator
- ❖ Heath handmade tile backsplash
- ❖ Quartz perimeter and island countertops
- ❖ Custom cabinetry (Austin Wood Works)
 - Rollout pantry drawers
 - Soft close doors and drawers
- ❖ Under cabinet LED lighting
- ❖ “Offset” by Erin Andrews (Du Verre) aged-brass hardware

Energy-Wise

- ❖ Energy efficient 3 zone HVAC
- ❖ Foam attic insulation
- ❖ Blown in wall insulation
- ❖ Nest thermostats (3)
- ❖ Nora LED recessed lighting
- ❖ Rinnai tankless water heater
- ❖ Dual pane thermally-improved low-e aluminum windows (screens)
- ❖ Dual pane slim profile thermally-improved aluminum low-e sliding glass doors
- ❖ Hardiplank and Hardiboard siding
- ❖ Architectural shingles

Control4 Smart Home

- ❖ Sound, lights, security and comfort integration all controlled from a single app, remote or wall switches
- ❖ Whole house sound and home theater
 - Living, dining, OBR and den speakers
 - Pool, porch and patio speakers
 - Home theater capabilities in LR and Den
- ❖ Sonos controller
- ❖ AppleTV, Sony Blue-ray, Denon receiver
- ❖ Lighting timing controls and themes
- ❖ Nest thermostats
- ❖ Security and smoke detection
- ❖ Exterior cameras (3) and DVR
- ❖ Security sensors on all doors and windows
- ❖ Component rack in OBR closet
- ❖ Cat5e in all bedrooms, LR, Den & Kitchen
- ❖ Current services: DirectTV, Google Fiber & AT&T (landline)
- ❖ Control4 managed by Macauley Technologies

The Neighborhood

- ❖ Bouldin Creek
- ❖ One block from South First Street (Metro #10 stop)
- ❖ Adjacent to new(er)/restored and/or remodeled single family homes
- ❖ Extremely walkable neighborhood (Walk Score 89)
- ❖ Blocks from Bouldin Creek Café, Lenoir, Mattie’s, Polvos, Winebelly, Elizabeth Street Café, Sway, 5 coffee shops and many food trailers

- ❖ 10 minute walk to South Congress shops
- ❖ 1.5 miles to downtown and Lady Bird Lake hike and bike trail
- ❖ 13 minutes to Austin Bergstrom
- ❖ 3 minutes to HEB
- ❖ 5 minutes to 71/290 or I-35
- ❖ 8 minutes to Mopac Express Lane
- ❖ 10 minutes to Oracle
- ❖ 20-25 minutes to Arboretum, Domain, Dell, Samsung, GM, Apple

Home Maintenance

- ❖ Annual pool equipment service – September 2017
- ❖ Tankless water heater service – September 2017
- ❖ Semi-annual HVAC service – October 2017
- ❖ Pecan tree trimming – January 2018
- ❖ ABC pest control – monthly
- ❖ Pool cleaning & service – bi-weekly