

\$2,100,000 - 1208 Garden Street 1 & #2, Austin

MLS® #2803306

\$2,100,000

4 Bedroom, 6.00 Bathroom, 3,064 sqft

Residential on 0.10 Acres

GARDEN SITE CONDOMINIUMS, Austin, TX

Have your cake and eat it too! Stunning property that offers the best of both worlds. Rare opportunity that allows the flexibility to reside as an owner and/or reap the benefits as an STR. Combined 4.98/5-star Airbnb Rating with 100+ reviews! 2025 Total projected revenue for both units is \$165k.

Approximately \$75k in furniture (including 5 refrigerators and 3 washer/dryers) and other home goods make these units completely turnkey with documented numbers and property management in place.

Experience the vibe and convenience of East Austin living just blocks from Downtown and Lady Bird Lake. Enjoy stunning downtown views from the balcony or relax outdoors with a custom lap pool (9' x 65'), jacuzzi, and low-maintenance turf yard. Built in 2021, this modern residence offers a front (#1) and rear unit (#2). The front unit is approximately 2,096 sq. ft. with 3 bedrooms and 3.5 bathrooms. The main level features an open-concept living area designed for both comfort and entertaining, highlighted by a sleek kitchen with Porcelanosa tile flooring, porcelain countertops, premium appliances, and a spacious walk-in pantry. The second level hosts two spacious primary suites with full baths, while the third-floor studioâ€™ with its own kitchen, bedroom, and bathroomâ€™ has a private entrance and is currently used as its own STR. Unit #2 (rear unit) offers 1 bedroom and 2.5 bathrooms and is approx 968 sqft. The



main living area boasts a very open, engaging environment. The kitchen features premium appliances, large tile flooring from Porcelanosa, and porcelain counters. Step out to the covered patio with gorgeous Turkish light fixtures, views of DT Austin, as well as the inviting and luxurious backyard lap pool (9'x65'). Additional property highlights include custom closet systems, integrated security, high-end Porcelanosa bathroom finishes, Sonos home audio system, and two secured parking spaces with an electronic gate.

Built in 2021

Essential Information

MLS® #	2803306
Price	\$2,100,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,064
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	1208 Garden Street 1 & #2
Area	5
Subdivision	GARDEN SITE CONDOMINIUMS
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Available, Natural Gas Available
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Features	Curbs, Lake, Park, Trails/Paths
Parking	Electric Gate, Off Street, Private
View	City Lights, City
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	Three Or More

Exterior

Exterior Features	Balcony, Exterior Steps, See Remarks
Lot Description	Back Yard, Front Yard, Views
Roof	Shingle
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Sanchez
Middle	Martin
High	Austin

Additional Information

Date Listed	September 17th, 2025
Days on Market	28

Listing Details

Listing Office	Keller Williams Realty
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