

\$749,000 - 1216 Arcadia Avenue 2, Austin

MLS® #5994868

\$749,000

2 Bedroom, 3.00 Bathroom, 1,377 sqft

Residential on 0.18 Acres

VIOLET CROWN HEIGHTS, Austin, TX

NEW CONSTRUCTION: Quiet Custom Luxury in the Heart of Brentwood! 1216 Arcadia Avenue, #2 was custom designed by award-winning Four Nexus Studios and crafted with care by luxury builders Sago Homes. No shared spaces means this home lives like a single family home! The chef's kitchen boasts custom cabinetry, quartz countertops, designer tile, designer fixtures and a large dine-in island. The home features a primary suite and secondary bedroom, each with spacious walk-in closets, en-suite full baths and pre-wired cat6 for TV streaming. An attached one car garage adds convenience. A huge Fleetwood sliding door opens to a private pool and private landscaped garden. ALL cabinets are custom with soft close door hinges. Additional luxury features include white oak hardwood floors, imported tile floors and backsplashes, slab doors and smooth drywall (L4) with clean 1x2 finger-joint baseboards and doorways. Durable, efficient and smart features include: Builders 1/2/10 Warranty, Spray Foam insulation, quiet disposal, 90% high efficiency SEER AC with smart thermostat, Advantech Subfloors, vinyl-clad Anderson windows, 2" insulated steel garage door, indoor-mounted tankless water heater for added weather protection. Lincoln front door with multi-point locking mechanism, completed fence and Ring doorbell add security and peace of mind. Enjoy a finished landscape package with native drought resistant plants, irrigated by a wifi-upgradeable



irrigation system. Ready to move in, this home is located blocks from dining, shopping, Brentwood Park and Elementary. It sits directly on a main bike path and fast access to 183, Lamar and Burnet transit corridors. *A RARITY IN THIS NEIGHBORHOOD, THIS CUSTOM NEW CONSTRUCTION HOME IS PRE-INSPECTED AND READY TO MOVE IN!

Built in 2025

Essential Information

MLS® #	5994868
Price	\$749,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	1216 Arcadia Avenue 2
Area	2
Subdivision	VIOLET CROWN HEIGHTS
City	Austin
County	Travis
State	TX
Zip Code	78757

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Driveway, Electric Vehicle Charging Station(s), Garage Faces Front,

	Garage, Garage Door Opener, Private
Garage Spaces	1
Garages	Garage Door Opener
View	Garden, Pool
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet Free, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Vented Exhaust Fan
Heating	Central, Natural Gas, Forced Air, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Private, Sprinklers Automatic, Sprinklers In Ground, Sprinkler - Rain Sensor
Roof	Shingle
Construction	HardiPlank Type, Masonry, Concrete, Spray Foam Insulation, Cement Siding
Foundation	Slab, Permanent

School Information

District	Austin ISD
Elementary	Brentwood
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	September 10th, 2025
Days on Market	33

Listing Details

Listing Office	Douglas Elliman Real Estate
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