

# \$999,999 - 200 Tillery Square 1, Austin

MLS® #7007890

**\$999,999**

4 Bedroom, 3.00 Bathroom, 2,504 sqft  
Residential on 0.26 Acres

Tillery Square Sub, Austin, TX

Plenty of room for a pool! Thoughtfully designed, built by Alpha Builders Group-known for stellar reputation of building quality modern homes. Especially for those who value clean lines, smart layouts, and refined finishes, this contemporary home blends modern comfort with an unbeatable urban location. Just five minutes from Downtown, the property offers sweeping skyline views while tucked inside a gated setting that feels worlds away from the city's pace. 4 bedrooms, 3 full baths provide flexibility for both privacy and gathering. An open floor plan centers around a gourmet kitchen with ZLINE appliances, new fridge, oversized island, and waterfall Quartz countertop. Custom bar with wine fridge tucked cleverly under the staircase adds the perfect touch for entertaining. Foam insulation in walls and ceilings, including the garage, enhances energy efficiency, while features like a smart thermostat, sound system in living room, and whole-home 3M water filter add thoughtful upgrades. The spacious primary suite includes a spa-style bath and a generous balcony with downtown views, ideal for unwinding. Outdoors, a fully fenced backyard with custom landscaping, multiple patios, and space for a future pool offers even more room to relax or entertain.

The inclusion of foam insulation in the garage is a subtle yet smart touch, reflecting the builder's commitment to comfort in every corner of the home. Few homes manage to be this close to the heart of the city while still



offering a private, gated setting with a full backyardâ€”an increasingly rare combination in the urban core. Located in East Austinâ€”one of the city's most dynamic neighborhoodsâ€”youâ€™re within walking distance to standout restaurants, artisan bakeries, vintage boutiques, and local art spaces. The blend of creativity, convenience, and craftsmanship makes this home a rare find in a rapidly growing area.

Built in 2022

**Essential Information**

MLS® #	7007890
Price	\$999,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,504
Acres	0.26
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	200 Tillery Square 1
Area	5
Subdivision	Tillery Square Sub
City	Austin
County	Travis
State	TX
Zip Code	78702

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	None
Parking	Driveway, Garage, Gated

Garage Spaces	1
View	City
Waterfront	None

### Interior

Interior	Wood
Appliances	Built-In Gas Range, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Cooler
Heating	Ceiling
Fireplaces	None
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Corner Lot, Private, Sprinkler - Rain Sensor, Sprinklers In Ground, Views
Roof	Metal
Construction	Board & Batten Siding, Frame, Spray Foam Insulation, Stone, Stucco, Wood Siding
Foundation	Slab

### School Information

District	Austin ISD
Elementary	Brooke
Middle	Martin
High	Eastside Early College

### Additional Information

Date Listed	March 28th, 2025
Days on Market	185

### Listing Details

Listing Office	Compass RE Texas, LLC
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