

# \$1,500,000 - 1208 Garden Street 1, Austin

MLS® #8767730

**\$1,500,000**

3 Bedroom, 4.00 Bathroom, 2,096 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. 4.97/5-star rating on Airbnb Reviews! Total projected revenue for this unit (#1) is \$100k! Unit #2 is also available to purchase as package deal for \$2.1M. 2025 combined 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, shared with the rear unit (#2). Built in 2021, this modern residence offers 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 studio—with its own kitchen, bedroom, and bathroom—has a private entrance and is currently used as its



own STR. Additional highlights include custom closet systems, Turkish light fixtures, 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® #	8767730
Price	\$1,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,096
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Condominium
Status	Active

**Community Information**

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

**Amenities**

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

## Interior

Interior	Tile, Wood
Appliances	Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s), Built-In Gas Oven
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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