

\$3,050,000 - 1700 S 6th Street, Austin

MLS® #9580741

\$3,050,000

3 Bedroom, 4.00 Bathroom, 4,017 sqft

Residential on 0.31 Acres

Bouldin Add North Ext, Austin, TX

Welcome to 1700 S 6th St., a thoughtfully curated modern farmhouse in one of Austin's most beloved neighborhoods. Designed and built at the leading edge of the white siding movement, this one-of-a-kind residence stands apart with its authentic materials, architectural vision, and deep attention to detail. Featured in Houzz, Crate & Barrel, Loft Home, and Spectacular Women of Architecture, this home is as much a creative expression as it is a functional, family-ready retreat. Soaring steel-framed windows span the back of the home, drawing natural light and a lush treehouse ambiance into the main living areas and primary suite. In the kitchen, reclaimed open shelving crafted from Spaghetti Warehouse beams pays homage to old Austin, while Sub-Zero column refrigeration, a Wolf 48" dual-fuel range, and reverse osmosis drinking water elevate everyday living. Entertain with ease thanks to folding Durango doors that open the kitchen and living room to a shaded outdoor patio anchored by a live oak and surrounded by an edible garden—including Meyer lemon, olive, bay laurel, asparagus, and more—on a fully automated Rachio irrigation system. Inside, you'll find white oak herringbone floors, a Rumford wood-burning fireplace with a Colorado River-recovered cypress mantle, and layered design elements throughout. The primary bath features a vintage European workbench-turned-vanity, a soaking tub, and a spa-style shower with three showerheads. The



lower-level music studio includes a murphy bed for added flexibility, while a whole-home sound system, ADT security, and wired high-speed internet make the home smart and secure. Plans for a pool convey, along with a custom-built media cabinet and split HVAC systems in the garage and studio. This is more than a homeâ€”itâ€™s a showcase of soul, sustainability, and sophisticated Austin living. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 2012

Essential Information

MLS® #	9580741
Price	\$3,050,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	4,017
Acres	0.31
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1700 S 6th Street
Area	6
Subdivision	Bouldin Add North Ext
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None

Parking	None
Garage Spaces	2
View	Creek/Stream
Waterfront	Creek, Stream

Interior

Interior	Carpet, Concrete, Tile, Wood
Appliances	Cooktop, Dishwasher, Exhaust Fan, Disposal, Microwave, Range, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Private, Rolling Slope, Sprinklers Automatic, Sprinklers In Ground, See Remarks
Roof	Metal
Construction	Stucco, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis

Additional Information

Date Listed	June 9th, 2025
Days on Market	141

Listing Details

Listing Office	Moreland Properties
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