

\$775,000 - 204 Brewster Street, Austin

MLS® #9937633

\$775,000

4 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 0.18 Acres

Brinwood Sec 03, Austin, TX

Set on a rare oversized lot in the heart of Austin's iconic 78704, 204 Brewster offers an incredible opportunity to live, remodel, or build in one of the city's most desirable neighborhoods.

Whether you're seeking a move-in ready home, a renovation project, or the perfect canvas for new construction, this property delivers unmatched potential in both location and lot size.

Inside, the home features a light-filled layout with clean lines, updated flooring, and neutral finishes throughout the main level. The open-concept living and dining spaces connect seamlessly to a refreshed kitchen with crisp white cabinetry, subway tile backsplash, and stainless steel appliances. Expansive windows and sliding glass doors flood the space with natural light and offer serene views of the shaded backyard.

The flexible floor plan provides comfortable everyday living across both levels—with ample room to personalize, expand, or fully reimagine. The generous backyard invites endless possibilities: think pool, guest house, outdoor living pavilion, or a custom new build. Oversized lots like this are becoming increasingly rare, making this a unique opportunity for end-users, builders, or investors alike. Located just minutes from South Lamar, Zilker Park, Barton Springs, and downtown Austin, you'll enjoy the perfect blend of neighborhood privacy and urban convenience. Moments from beloved local



favorites like Matt’s El Rancho, Radio Coffee, and Central Market”all just around the corner.
Don’t miss your chance to create something truly special in one of Austin’s most walkable, vibrant, and valuable communities.

Built in 1962

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 9937633 |
| Price | \$775,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,586 |
| Acres | 0.18 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 204 Brewster Street |
| Area | 6 |
| Subdivision | Brinwood Sec 03 |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78704 |

Amenities

| | |
|------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected |
| Features | None |
| Parking | Off Street |
| View | None |
| Waterfront | None |

Interior

| | |
|--------------|--|
| Interior | Carpet, Laminate, Tile |
| Appliances | Dishwasher, Free-Standing Gas Oven, Disposal, Gas Range, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s) |
| Heating | Central |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | No Exterior Steps, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Level |
| Roof | Composition |
| Construction | Stucco |
| Foundation | Slab |

School Information

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|------------|------------|
| District | Austin ISD |
| Elementary | Dawson |
| Middle | Lively |
| High | Travis |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 7th, 2025 |
| Days on Market | 68 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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