

# 312 W Monroe St, Austin, Texas 78704

**Listing ID:** [5199373](#) **LP:** **\$3,850,000**

Recent Change: **11/05/2022 :: ->A**

**NEW**



**Address:** [312 W Monroe St](#)  
**City:** Austin, Texas 78704  
**County:** Travis  
**PID:** [04000005130000](#)  
**Subdv:** Swisher Add  
**Legal:** LOT 11 BLK 1B SWISHER ADDN (UNRECORDED)  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [Austin](#)  
**Mid or JS:** [Lively](#)  
**Primary Bed on Main:** Yes **# Living:** 2  
**Beds:** Total:4 (Main:2 Other:2)  
**Liv SqFt:** 3,107 SqFt/Builder  
**Yr Blt:** 2022/Builder/New Construction  
**Acres:** 0.183  
**Pool Priv:** Yes/In Ground  
**Std Stat:** **A/RESI**  
**List Price:** \$3,850,000  
**MLS Area:** 6  
**Tax Lot:** 11  
**Tax Blk:** 1B  
**Levels:** 2  
**Elem:** [Travis Hts](#)  
**High:** [Travis](#)  
**# Dining:** 1  
**Baths:** Total: 4 (F:4/H:0)  
**\$/SqFt:** \$1,239.14  
**Lnd SqFt:** 7,950  
**Spa Feat:** None

## General Information

**Garage:** 2 / Tot Prk: 2 / Carport  
**Lot Feat:** Back Yard  
**Roof:** See Remarks  
**Flooring:** Tile, Wood  
**Constr:** Brick, HardiPlank Type  
**Appliances:** Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Tankless Water Heater  
**Interior:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Ceiling(s)-High, Counter-Quartz, Double Vanity, Eat-in Kitchen, Entrance Foyer, In-Law Floorplan, Kitchen Island, Multiple Living Areas, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Washer Hookup  
**View:** None  
**Exterior:** Private Yard  
**Room** **Level** **Features**  
 Primary Bed Main Ceiling Fan(s), Full Bath, High Ceilings  
 Kitchen Main Breakfast Bar, Center Island, Counter-Quartz, Dining Area, Eat In Kitchen, Open to Family Room  
**Dir Faces:** South  
**Fireplace:** 0  
**Builder Nm:** SE Builds, LLC  
**Foundation:** Slab  
**WtrFrnt:** No/None  
**FEMA Flood:** No  
**Spl List Cond:** None

## Utility Information

**Heat:** Central  
**A/C:** Ceiling Fan(s), Central Air  
**Sewer:** Public Sewer  
**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
**Water Src:** Public

## Financial Information

**HOA Name:**  
**HOA Fee:**  
**Exempt:** None  
**Financing:** Cash, Conventional, VA Loan  
**Est Tax:** \$14,992  
**Act Tax:**  
**Prefr'd Title Co:**  
**Tax Year:** 2022  
**Tax Rate:** 2.1767  
**Possession:** Close Of Escrow, Funding

## Showing Information

**Show Req:** Appointment Only, Call Listing Agent, Sign on Property, Text Listing Agent  
**Contact Info:** Kristee Leonard/5126955144/Agent  
**Lockbox Loc:** carport  
**Security:** Smoke Detector(s)  
**Directions:** Barton Springs to South on S. 1st then East on Monroe, home on left  
**Priv Rmrks:** Award-winning MF Architecture makes a statement with this modern sophisticated residence situated on one of Bouldin's most desirable streets within walking distance to local favorite Soco & South 1st hotspots including Music Lane, coffee shops, restaurants, retail shops, parks and trails. This unbeatable location is perfect for your client seeking "walkability". Refined finishes selected for the most discerning buyer include professional series Thermador appliances, 3 cm white Biancone quartz with grey pattern, custom made p...[more, see Remarks Tab](#)  
**Show Service Ph:**  
**Lockbox Type:** SUPRA  
**Access Code:**  
**Occupant Type:** Vacant

## Agent/Office Information

**List Agent:** [577711/Kristee Leonard](#)  
**List Office:** [5672/The Leaders Realty, LLC](#)  
**Own Name:** SE Builds, LLC  
**Occupant:** Vacant  
**LA Email:** [kristee@theleadersrealty.com](mailto:kristee@theleadersrealty.com)  
**Intrmdry:** Yes  
**LA Phone:** (512) 695-5144  
**LO Phone:** (512) 695-5144  
**Bonus:**  
**ADOM:** 4  
**CDOM:** 22  
**TCD:**  
**LA Fax:** (512) 276-6640  
**Sub Ag:** 0.00% / **Buy Ag:** 3.00%  
**List Date:** 11/05/2022  
**Exp Date:**  
**OLP:** \$3,850,000  
**VarComm:** No