



# 1300

BLUFF STREET  
AUSTIN



REALTY  
CAPITAL  
CITY



1300

## BLUFF STREET AUSTIN

Perched high above the vibrant intersection of Lamar Blvd. and Barton Springs Rd., 1300 Bluff Street is a rare luxury residence in downtown Austin showcasing breathtaking city skyline views and refined architectural design. Created by renowned architect Michael Brown, this custom home blends elegance with Austin's artistic spirit and distinctive cultural accents.

Entertain with ease on the expansive deck shaded by a graceful heritage oak or view fireworks sparkling over downtown Austin. Unwind on the rooftop terrace, the perfect spot to enjoy cool breezes. Just moments from Zilker Park, Barton Springs, The Long Center, and Austin's finest dining and entertainment, this home offers a premier walkable lifestyle without the constraints of condominium living. 1300 Bluff Street epitomizes sophisticated Austin living at its finest.















## *By The Numbers*

**3**  
BEDROOMS

**3**  
BATHROOMS

**2,710**  
SQUARE FEET

**9,252**  
LOT SIZE

**\$3,300,000**  
LIST PRICE















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This is not intended to solicit a currently listed home.  
Information is deemed reliable, but not guaranteed.