



BEDFORD ST CONDO REGIME

1167 & 1169 BEDFORD ST
CENTRAL EAST AUSTIN





THE DEVELOPMENT

Discover modern craftsmanship, contemporary design and flexible living in this stunning new construction stand-alone condo regime—four newly built units available in a boutique development within minutes of central downtown Austin.

KEY FEATURES

New Construction
Sleek, modern design
Attached garages
Downtown views from select balconies
Partial fencing for privacy

PROXIMITY

~ 5 Minutes to East 11th Street
~ 7 Minutes to East 6th Street
~ 13 minutes to Austin Bergstrom Airport
~ 15 minutes to Downtown
~ 25 minutes to The Domain

Fab



BEDFORDSTAUSTIN.COM



NESTLED IN THE VIBRANT HEART OF EAST AUSTIN, THIS THOUGHTFULLY DESIGNED PROPERTY OFFERS AN ELEVATED BLEND OF STYLE, SOPHISTICATION, AND CONNECTION. WITH SLEEK ARCHITECTURE, UPSCALE FINISHES, AND EASY ACCESS TO AUSTIN'S MOST DYNAMIC NEIGHBORHOODS, IT'S MODERN LUXURY WITH A LOCAL TWIST.



THE RESIDENCES

Fab



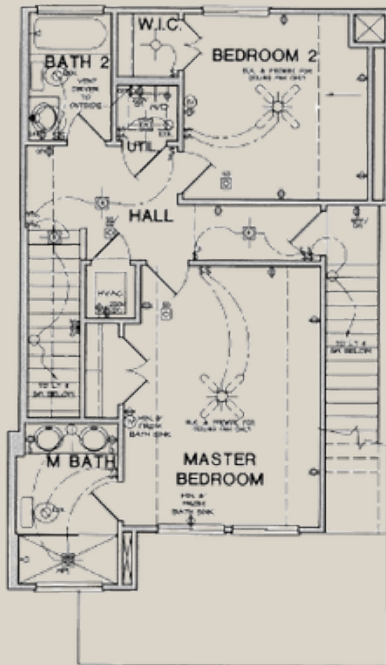
1167 & 1169 Bedford St

Discover modern craftsmanship, contemporary design and flexible living in this stunning new construction stand-alone condo regime—four newly built units available in a boutique development within minutes of central downtown Austin. 3BDRM/3.5 bath and 2BDRM/2.5 bath homes are available. Ascend to your own private rooftop patio with sweeping 360 views of downtown and beyond—a perfect setting for sunset cocktails or weekend gatherings. The main level has a versatile room with full bath and private entry—perfect as a bedroom, home office, studio, gym, or even short-term rental. Stairs lead to the sun-lit second level with an expansive layout seamlessly connecting kitchen, dining, powder room and living areas. Wood flooring and beautiful tile create visual texture and warmth. Large windows frame captivating views of the downtown Austin skyline. On the third level you'll find two comfortable BDRMs & 2 baths including the primary BDRM with awe inspiring downtown Austin views. A one-car garage and a carport space provide easy parking with space for more cars on the driveway. Partial Wood Fencing adds a sense of privacy and character to the regime's common outdoor areas. Enjoy East Austin's E-12th Corridor with fast access to vibrant culture, green space, and dining. Walk, bike and enjoy nature via the Boggy Creek Greenbelt. Swim in the Givens Pool at Givens District Park. Discover inviting spots like Birdie's, a relaxed New-American gem; Dai Due for local ingredients and celebratory fare; or LeRoy and Lewis Barbecue for inventive smoked meats.

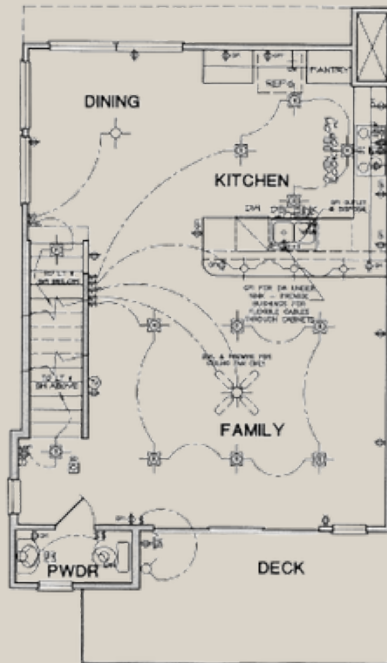
Fab

3/BED

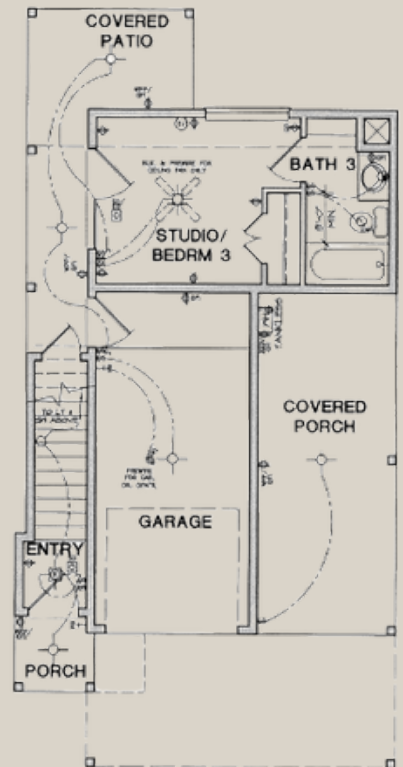
RESIDENCES



THIRD FLOOR PLAN



SECOND FLOOR PLAN

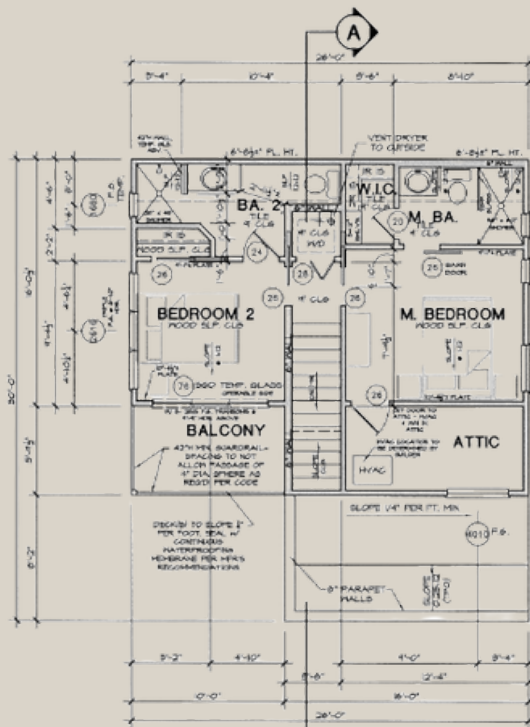


FIRST FLOOR PLAN

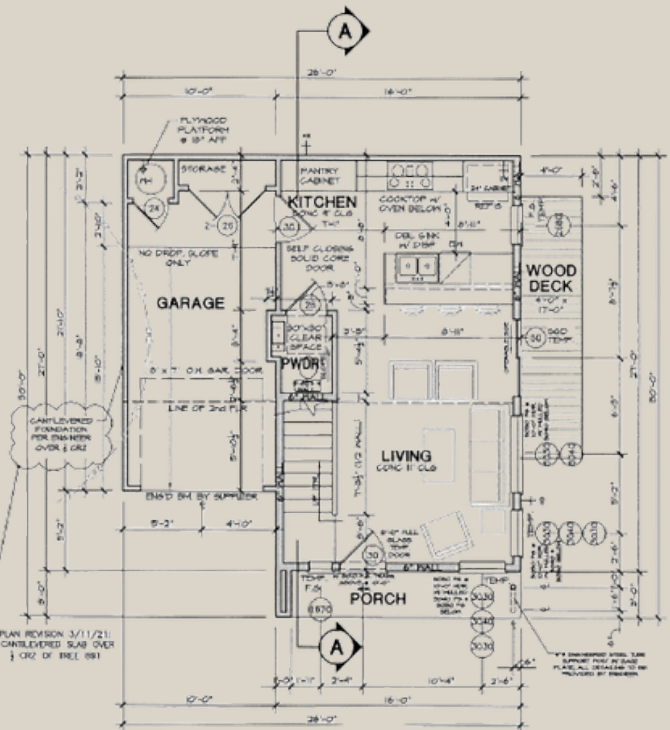
3 BEDROOMS
3 FULL BATHS
1 HALF BATHS
1500 SQUARE FEET

3-BED EXCLUSIVES:
DOWNTOWN VIEWS
ROOFTOP PATIO
SEPARATED GUEST BEDROOM + BATHROOM

2/BED



2nd FLOOR PLAN



1st FLOOR PLAN

2 BEDROOMS
2 FULL BATHS
1 HALF BATHS
831 SQUARE FEET

2-BED EXCLUSIVES:
SLIDING BARN DOORS IN BEDROOMS



A STUNNING LOCATION

Located just east of downtown, East Austin is one of the city's most dynamic and fast-growing neighborhoods — a place where authentic Austin culture meets modern urban living. From locally owned eateries and colorful murals to craft breweries and creative studios, East Austin offers an energetic yet laid-back vibe that's uniquely its own.

With its tree-lined streets, walkable destinations, and vibrant arts scene, residents enjoy a lifestyle that blends community, creativity, and convenience. Just minutes from downtown Austin and the city's top employers, East Austin is perfect for those who want to experience the heart and soul of Austin — where growth and individuality thrive side by side.

Fab



GRACKLE



LIBERTY



VIA 313



RAMEN TATSU-YA

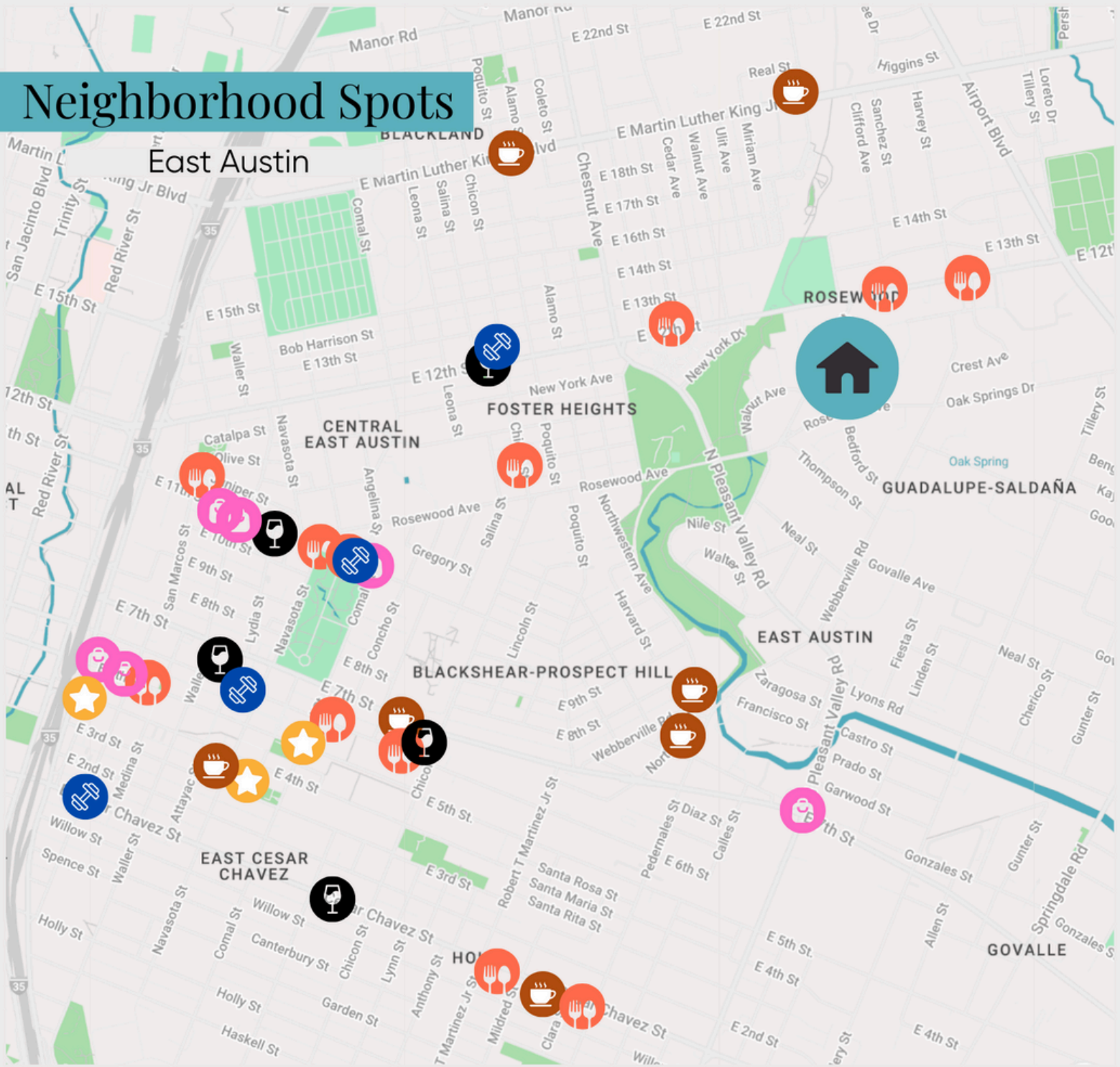


ZILKER BREWING

LOCAL
EAST
6TH
STREET
FAVORITES

Neighborhood Spots

East Austin



Restaurants

Sammataro Pizza - 0.3 mi
 Birdie's - 0.5 mi
 Nixta Taqueria - 0.5 mi
 Rockstar Bagels - 0.7
 Hillside Farmacy - 1.2 mi
 Paperboy - 1.2 mi
 Suerte - 1.4 mi
 Franklin Barbecue - 1.5 mi
 Ramen Tatsuya - 1.5 mi
 La Barbecue - 1.6 mi
 Bufalina - 1.7 mi
 Hopdoddy - 1.8 mi

Coffee Shops

Houndstooth - 0.8 mi
 Fleet - 1.0 mi
 Desnudo - 1.0 mi
 Bennu - 1.3 mi
 Prana Cafe - 1.3 mi
 Ghoul - 1.6 mi
 Cosmic Saltillo - 1.7

Entertainment

The White Horse - 1.5 mi
 Historic Scoot Inn - 1.7 mi
 Holey Moley - 2.1 mi

Shopping

HEB - 1.1 mi
 take heart - 1.2 mi
 Kindred Spirits - 1.3 mi
 lovecraft - 1.3 mi
 Target - 1.9 mi
 Whole Foods - 1.9 mi

Fitness

Urban Lagree - 1.0 mi
 Ritual Moves - 1.2 mi
 Nike Strength Studio - 1.5 mi
 Black Swan Yoga - 2.1 mi

Drinks

Trona - 1.0 mi
 Nickel City - 1.3 mi
 Whisler's - 1.3 mi
 Uptown Sports Club - 1.7 mi
 Chalmer's - 1.7 mi



The FAB Property Group, led by Monica Fabbio, specializes in providing a luxurious level of service for all price points in Austin & surrounding areas. Ranked as the #7 agent in Austin, Monica and her expert team are dedicated to finding your dream home or selling your property at top value. With over 23 years of experience, we offer personalized service, local expertise, and exclusive access to off-market properties. As part of Realm Global, Elite 25, Luxury League, and Christie's International Real Estate's Master Circle, we bring unparalleled global connections and insights to every transaction. Discover the FAB difference and make your next move FABulous!

#1

AUSTIN AGENT,
@PROPERTIES CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$250M+

CLOSED SALES IN THE
PAST 36 MONTHS

#7

INDIVIDUAL AGENT
AUSTIN BUSINESS
JOURNAL RESIDENTIAL
REAL ESTATE AWARDS

MONICA FABBIO

Founder, The FAB Property Group

512.825.8891

monica@thefabpropertygroup.com

www.thefabpropertygroup.com

@thefabpropertygroup | @monica_fabbio



ELITE²⁵ LUXURY LEAGUE

REALMTM
FOUNDING MEMBER



MIKADE POTTORFF

REALTOR, The FAB Property Group

512.739.0021

mikade@thefabpropertygroup.com

www.thefabpropertygroup.com

@thefabpropertygroup

CHRISTIE'S
INTERNATIONAL REAL ESTATE

— @PROPERTIES LONE STAR —