

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4201 PREVAIL LANE

AUSTIN, TX 78731



\$1,700,052



3,839 sqft



4 beds



6 baths

## DESCRIPTION

Welcome to The Grove, one of Austin's most vibrant mixed-use communities where modern living meets urban convenience. Thoughtfully planned, The Grove offers an unmatched lifestyle surrounded by parks, trails, and green spaces that celebrate the natural beauty of Shoal Creek. Residents enjoy boutique shopping, fitness studios, wellness centers, and some of Austin's best dining just steps from their door. With a pedestrian-friendly design and a central location, The Grove is ideal for those who value connection, recreation, and the energy of city living. This exquisite four-story Olivette D townhome by M Signature Homes blends elegance with ease of living. Spanning 3,839 square feet, the residence features four bedrooms, four full baths, and two half baths. A private elevator provides access to each level, beginning with a welcoming first-floor guest suite that offers comfort for visitors or multi-generational living. The heart of the home is the chef's kitchen with 10-foot cabinetry, a quartz-topped center island, and refined finishes that balance style and function. The expansive owner's suite offers a true retreat with a spa-inspired wet room that includes a freestanding tub and rejuvenating shower. Multiple living areas, two private covered balconies, durable RevWood flooring, professional landscaping, and a striking European-inspired exterior complete this luxury home. A two-car garage ensures convenience and security. The 4th floor includes another bedroom with private bath. Perfectly situated at the corner of 45th Street and Bull Creek Road, The Grove places you minutes north of downtown Austin and close to the city's most desirable destinations. A pedestrian bridge connects residents to Central Market, while Shoal Creek trails invite outdoor enjoyment. With easy access to employment centers, cultural attractions, shopping, dining, and entertainment, The Grove offers a true lock-and-leave lifestyle in the heart of Austin.

**PROPERTY TYPE:** Residential - Townhouse  
**MLS STATUS:** Pending  
**MLS:** 3132130  
**YEAR BUILT:** 2026  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Grove Master Condos  
**LIST DATE:** 01/07/2026

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**AREA:** 4  
**SQUARE FEET:** 3,839  
**TOTAL BEDS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 2  
**ACRES:** 0.06  
**LOT SIZE (SQFT):** 2,570

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CarpetFree
- Tile
- Vinyl
- Wood

### APPLIANCES:

- BuiltInOven
- Cooktop
- Dishwasher
- EnergyStarQualifiedAppliances
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- Refrigerator
- RangeHood
- StainlessSteelAppliances
- TanklessWaterHeater
- VentedExhaustFan

## EXTERIOR FEATURES

### PARKING:

- AlleyAccess
- Attached
- DoorSingle
- Garage
- GarageDoorOpener
- GarageFacesRear

### LOT DESCRIPTION:

- Alley
- FrontYard
- Landscaped

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony
- InWallPestControlSystem
- Lighting
- RainGutters

### SIDING:

- BlownInInsulation
- Frame
- Glass
- IcatRecessedLighting
- Masonry
- RadiantBarrier
- Stone
- Stucco

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- FrontYard
- Gate

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## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- NaturalGas

### UTILITIES:

- CableAvailable
  - ElectricityConnected
  - NaturalGasConnected
  - PhoneAvailable
  - SewerConnected
  - WaterConnected
  - UndergroundUtilities
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BreakfastBar
- BuiltInFeatures
- CeilingFans
- DoubleVanity
- Elevator
- HighCeilings
- InLawFloorplan
- InteriorSteps
- KitchenIsland
- MultipleLivingAreas
- OpenFloorplan
- Pantry
- QuartzCounters
- RecessedLighting
- Storage
- SoakingTub
- SmartThermostat
- WalkInClosets

### COMMUNITY:

- Barbecue
  - CommonGroundsArea
  - CommunityMailbox
  - DogPark
  - Playground
  - Park
  - Restaurant
  - Shopping
  - StreetLights
  - SeeRemarks
  - Sidewalks
  - TrailsPaths
  - Curbs
- 

**LISTED BY:** Grant Whittenberger

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**BROKERED BY:** Outlaw Realty