



**1600 S 1ST STREET UNIT 403**  
AUSTIN, TX 78704



\$950,000



1,153 sqft



2 beds



2 baths

## DESCRIPTION

Welcome to a rare expression of modern luxury living in South Austin, where light, design, and location come together in perfect harmony. Built in 2019 and lightly lived in, this residence offers a like-new, elevated urban retreat. One that feels both sophisticated and effortlessly livable from the moment you step inside. Walls of floor-to-ceiling glass draw the outside in, filling the space with natural light and framing uninterrupted city views that shift beautifully from day to night. Then, just beyond, an extraordinary feature unfolds a private terrace of over 700 square feet. Morning coffee in the soft Texas sun. Evenings under the stars with the skyline as your backdrop. This is where indoor living becomes an experience. Inside, the open-concept design flows with intention. The chef's kitchen, anchored by striking quartz waterfall countertops and sleek modern cabinetry, invites both quiet mornings and lively gatherings. Every detail from premium appliances to motorized shades has been curated for comfort, simplicity, and understated elegance. The thoughtfully designed layout offers two private bedroom retreats, creating flexibility for guests, a home office, or a lifestyle that blends work and relaxation seamlessly. Beyond your front door, life becomes beautifully walkable. Tree-lined streets lead you to some of Austin's most beloved destinations Elizabeth Street Cafe, Lenoir, Bouldin Creek Cafe while South Congress and Downtown Austin remain just minutes away. Here, the rhythm of the city is always within reach, yet never overwhelming. With two reserved underground parking spaces, curated amenities, and a boutique community atmosphere, this residence offers the rare balance of privacy and connection. This is more than a home. It's a perspective. A feeling. A place where modern design meets the soul of Austin and where every day ends with a view worth pausing for.

**PROPERTY TYPE:** Residential - Condominium  
**MLS STATUS:** Active  
**MLS:** 9991593  
**YEAR BUILT:** 2019  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Willa Community  
**LIST DATE:** 02/02/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 6  
**SQUARE FEET:** 1,153  
**TOTAL BEDS:** 2  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 0.01  
**LOT SIZE (SQFT):** 579

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CarpetFree
- Tile
- Wood

### APPLIANCES:

- WasherDryerStacked
- Dishwasher
- GasCooktop
- Microwave
- Oven
- Refrigerator
- RangeHood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- InsideEntrance
- Guest

### LOT DESCRIPTION:

- SeeRemarks

### ROOF TYPE:

- Membrane

### YARD/GROUNDS:

- SeeRemarks

### SIDING:

- SeeRemarks

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central
- HeatPump

### UTILITIES:

- NaturalGasAvailable
  - UndergroundUtilities
- 

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- MainLevelPrimary
- SeeRemarks
- HighSpeedInternet

### COMMUNITY:

- Barbecue
  - BicycleStorage
  - Courtyard
  - ConferenceMeetingRoom
  - InternetAccess
  - PetAmenities
  - Park
  - Restaurant
  - Shopping
  - StreetLights
  - SeeRemarks
  - Sidewalks
- 

**LISTED BY:** Michele Lafortune

**PHONE:** 800.660.1022

**BROKERED BY:** Realty Texas LLC