



Juniper Heights

1158 Waller St., Austin Texas 78702

Price range: From \$759,000-\$829,000




- Spectacular Views of the Downtown Capitol
- Walkability to downtown shopping and restaurants
- Lock and Leave lifestyle, easy access to all major highways and the airport
- Juniper Heights offers true urban lifestyle so you work and play right where you live
- Rooftop Terraces for outdoor entertaining
- Unique Architecture inside and out, a Brownstone exterior that combines modern interiors,
- All the luxuries you would want in a home:
- Entertain with an open spacious gourmet kitchen that includes Thermador appliances
- Parking made easy downtown with your 2 car garage
- Entertain and enjoy the outdoors from your rooftop terrace

For More Information

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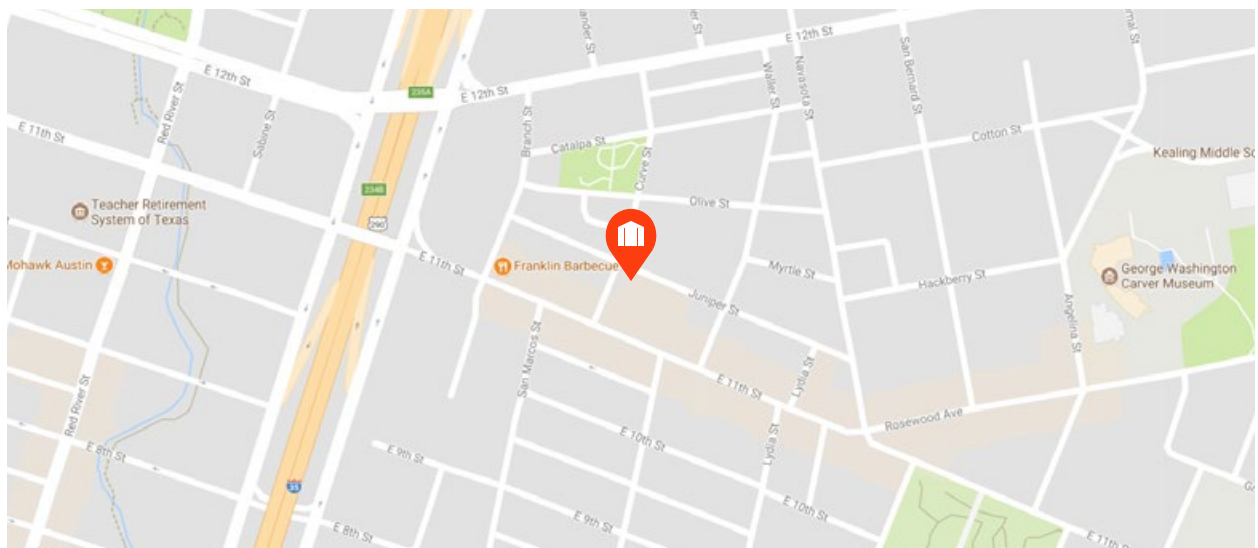
 instagram.com/intownliving

Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

Location





Custom Features

Elegant Exteriors

- Custom designs from InTown Homes architects
- Modern designs
- Eight-foot glass detail in entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with ample storage space
- Roof Top Terrace
- Professionally designed landscape package
- Composition shingles
- Jeld Wen Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

Inspiring Interiors

- Quartz / Granite Countertops
- Hansgrohe Fixtures throughout home
- Custom metal handrail
- Eight-foot raised panel interior doors
- Engineered wood floors throughout the house
- 10' or 12' ceilings (per plan)

Luxurious Master Suites

- **Ceramic** tile floors and shower surrounds
- Luxurious Soaking tub
- Oversized glass enclosed shower with bench seat
- Dual vanities
- Framed mirrors
- Oversized walk-in closet
- **Hansgrohe** Fixtures

Gourmet Kitchens

- Spacious gourmet kitchens
- **Quartz / Granite** countertops
- 42-inch flat panel cabinets with decorative molding
- **Thermador Stainless** 36" gas cooktop
- **Thermador Stainless** single oven
- **Thermador Stainless** microwave
- **Thermador Stainless** fully integrated dishwasher
- **Thermador Stainless** vent hood
- Under mount sinks with garbage disposal
- **Ceramic tile** backsplash
- **Insinkerator** 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting
- Cabinets include a lazy susan, trash can pullout drawer, and soft push drawers

Quality Construction

- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Smart home
- Securit system included
- Garage door opener
- Pre-wire for surround sound in family room and gameroom

Continuing a policy for constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. *Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017





Eco-Hip™ for Sustainable Green Living

- InTown Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- Smart Home
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- LED recessed lighting
- **R-19 Insulation** in exterior walls
- **R-38 Insulation** in attic
- Air sealing package
- **Rheem** tank less water heaters
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- **Typar** weather barrier system
- Lennox 16.00 SEER HVAC system with two-stage compressor
- Lennox Harmony III™ Zone System - independent zoning of each floor level for controlled comfort and efficiency
- MERV 10 - high performance media air filter
- Programmable thermostat
- Radiant barrier
- Low-E double pane energy efficient vinyl windows
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint
- **Hansgrohe** plumbing package
- Wetbar option available

Building Partners



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1011 Juniper

💰 \$767,900

🛏 4 Bedrooms

🚿 4.5 Bathrooms

🏠 2,793 sqft

- Lock/leave lifestyle
- Rooftop Terrace
- Live and work where you play
- 2 car garage
- Open spacious Kitchen living area



First Floor
335 sqft



Second Floor
887 sqft



Third Floor
940 sqft



Fourth Floor
636 sqft

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1158 Waller

💰 \$824,900

🛏 3 Bedrooms

🚿 3.5 Bathrooms

📏 2,440 sqft

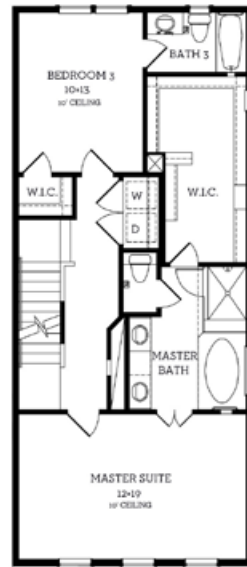
- Views of the State Capitol
- Walk to shopping and restaurants, work and play where you live
- Unique Brownstone exterior with modern interior
- 2 car garage for easy parking downtown



First Floor
335 sqft



Second Floor
864 sqft



Third Floor
958 sqft



Fourth Floor
283 sqft

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1159 Curve

💰 \$859,900

🛏 4 Bedrooms

🚿 4.5 Bathrooms

📏 2,807 sqft

- Direct views of the State Capitol
- Rooftop terrace on the 4th floor, and a balcony on the second floor.
- Open spacious kitchen with Thermador appliances
- Every bedroom has a full bath
- Master retreat is spacious with luxurious soaking tub and large walk in shower



First Floor
344 sqft



Second Floor
864 sqft



Third Floor
962 sqft



Fourth Floor
637 sqft

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