



Austin Modern Lofts at Mueller


2826 Tom Miller St., Austin, TX 78723
Starting in the \$700's




- 56 townhomes with innovative, open-concept designs, and low maintenance living
- 3 and 4 story with roof top decks / balconies
- 1100 - 2400 sq.ft. townhomes, 2 and 3 bedrooms, 2 car garages per plan
- Modern architecture with exceptional interiors
- Work and play in this unique Urban Village
- 3 miles from Downtown Austin with easy access to HWY 183, TX 130, and Austin Bergstrom Airport
- The neighbors are friendly, imaginative, and happy to be here. Come and feel it

For More Information

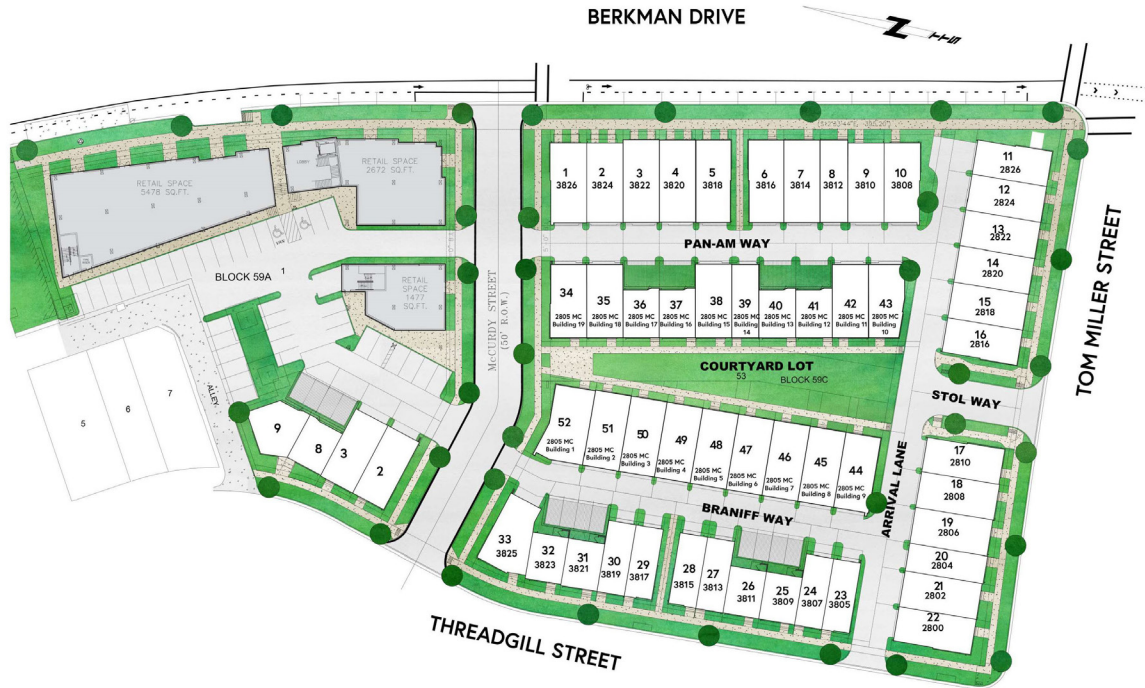
Wendy Feeley
Sales Consultant

 512-699-7333

 Wendyf@austintown.com

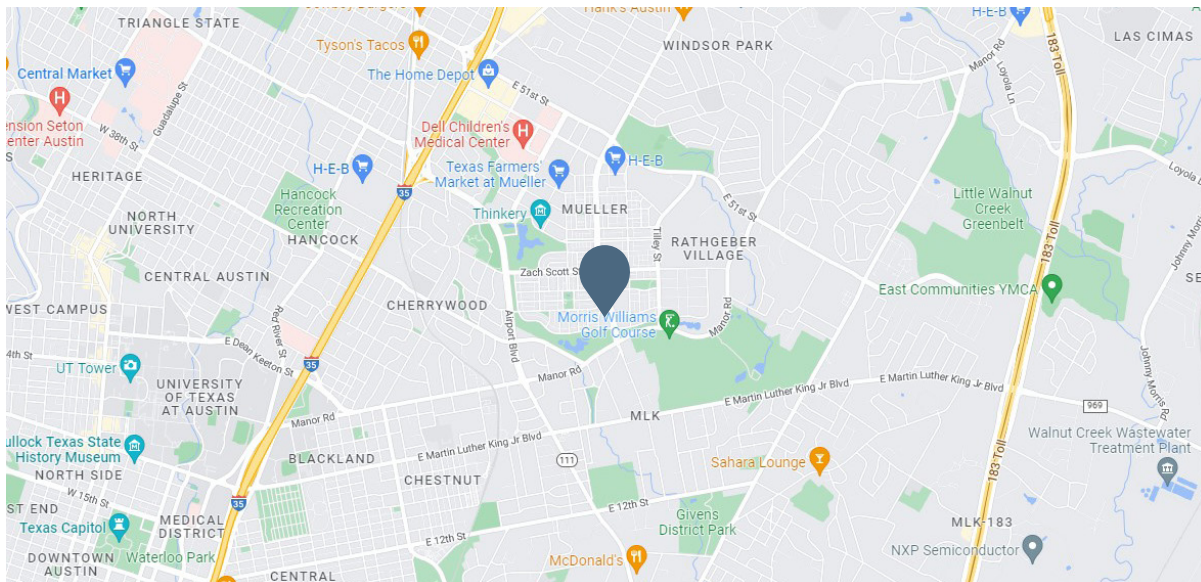
Please call or email to schedule an appointment

Site Plan



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

Location



Austin Modern Lofts

Custom Features

Elegant Exteriors

- Custom designs from architects
- Modern designs
- Eight-foot entry door
- Gutters included
- Modern Industrial Exterior
- Professionally designed landscape package
- Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

Inspiring Interiors

- Wrought iron spindles
- Elegant stairways with engineered wood, included in Main Living area & all bedrooms
- Ceiling fan in Master and Living
- All bedroom light fixtures box and blocked for ceiling fan
- Six inch base molding throughout home
- Eight-foot interior doors
- Up to 12' ceilings (per plan)

Luxurious Master Suites

- Ceramic tile floors and shower surrounds
- Soaking Tub (per plan)
- Oversized glass enclosed shower
- Dual vanities (per plan)
- Framed mirrors
- Oversized walk-in closets

Gourmet Kitchens

- Spacious gourmet kitchens
- Quartz countertops
- 42-inch cabinets
- Bosch Stainless 36" Induction Cooktop
- Bosch Stainless single oven
- Bosch Stainless microwave
- Bosch Stainless fully integrated dishwasher
- 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
- Self closing 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
- Engineered fire sprinkler on each floor
- Garage door opens with 2 remotes



Eco-Hip™ for Sustainable Green Living

- Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- R-19 Insulation in exterior walls
- R-38 Insulation in attic
- Air sealing package
- 50-60 gallon water heaters
- Georgia Pacific ToughRock Moldguard Drywall provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- TYPAR™ weather barrier system
- High Static Ducted Single Zone System per floor
- Programmable thermostat
- Low-E double pane energy efficient vinyl windows (per community)
- Energy Star® appliances
- Duct blaster and blower door testing
- Low VOC Sherwin Williams paint throughout
- Hansgrohe plumbing package

Building Partners



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. All Rights Reserved. ©Austin Modern Lofts, LLC 2020



3812 Berkman Dr.

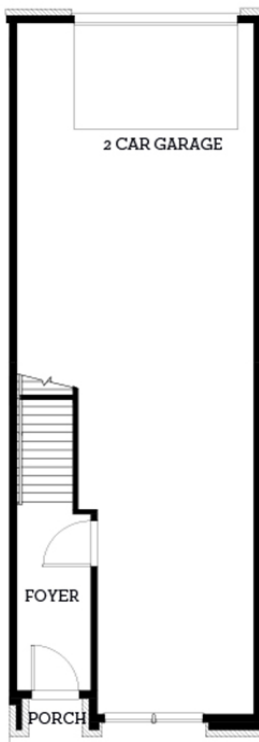
🏠 Inquire

🛏 2 Bedrooms

🚿 2.5 Bathrooms

🚗 1,930 sqft

- Open concept for kitchen and Living area
- 12 foot ceilings on second floor
- Balcony on second floor with large 8 ft. slider
- 2 car tandem garage



First Floor
382 sqft



Second Floor
756 sqft



Third Floor
792 sqft

3808 Berkman Dr.

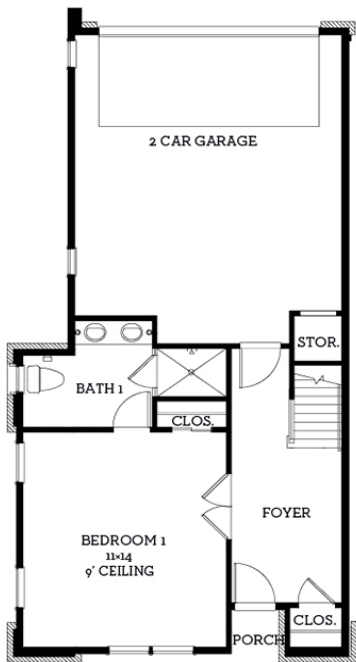
 Inquire

 3 Bedrooms

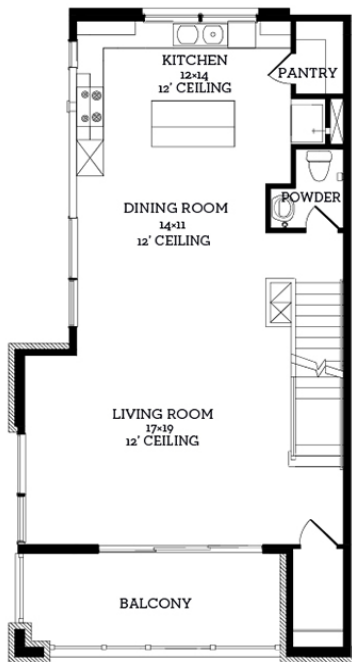
 3.5 Bathrooms

 2,334 sqft

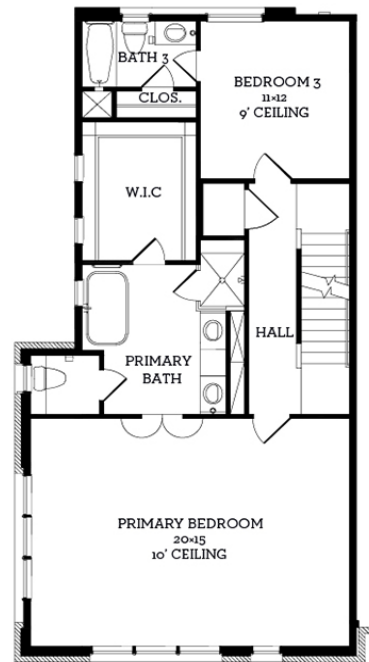
- Open concept kitchen with large island, great for entertaining
- Living area opens to a large balcony that has an expansive 8 ft. slider 3-panel door
- Extremely oversized primary retreat, which includes in the primary bathroom dual vanities, stand alone soaking tub, and walk-in closet you will love



First Floor
467 sqft



Second Floor
895 sqft



Third Floor
972 sqft

2822 Tom Miller St.

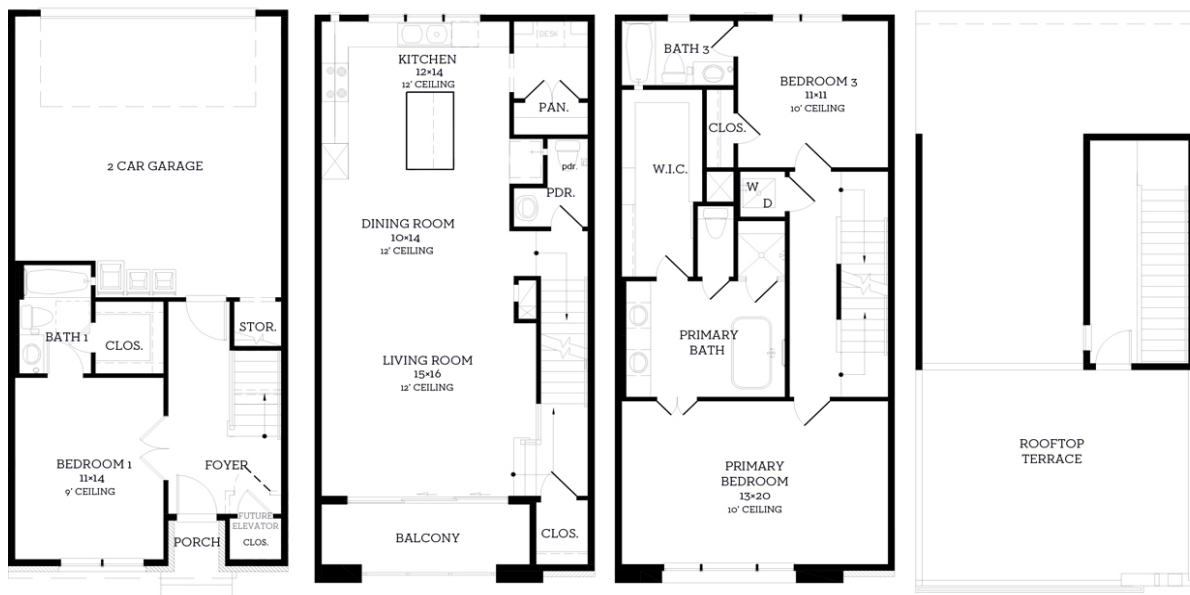
 Inquire

 3 Bedrooms

 3.5 Bathrooms

 2,190 sqft

- Incredible views of the Downtown skyline from rooftop terrace
- Large, open living and dining with a balcony right off the living area
- Work area conveniently located off the kitchen



First Floor
438 sqft

Second Floor
827 sqft

Third Floor
925 sqft

Rooftop Terrace

