

\$3,300,000 - 1300 Bluff Street, Austin

MLS® #9960645

\$3,300,000

3 Bedroom, 3.00 Bathroom, 2,710 sqft

Residential on 0.21 Acres

Bluff View, Austin, TX

Perched above the intersection of Lamar Blvd @ Barton Springs Rd, 1300 Bluff Street sits on one of the most valuable and highly coveted residential lots in Austin. This custom-designed home blends modern luxury, Austin charm, and artistic detail to create a one-of-a-kind living experience in the heart of the city.

Step through the grand double entry doors and be greeted with breathtaking skyline views of downtown Austin. Designed by architect Michael Brown in 2006, the residence has been thoughtfully curated with Austin and Mexican-inspired artwork, warm finishes, and unique designer lighting that infuse the home with personality, style, and comfort.

The main-level expansive deck, shaded by a majestic heritage oak, offers the perfect setting for entertaining guests, enjoying evening sunsets, or downtown fireworks lighting the sky. For quiet mornings, the rooftop deck provides views, cool breezes, and the ideal spot for coffee or reading.

Walkable Austin Lifestyle: From 1300 Bluff St, you can walk to Zach Theatre, Long Center, Auditorium Shores, Zilker Park, Barton Springs, and dozens of top-rated restaurants, coffee shops, and entertainment venues. Enjoy the vibrant downtown Austin lifestyle without the high HOA fees of condominium living.

Property Highlights:

Prime downtown Austin location with walkability to Zilker, Barton Springs, and Lady



Bird Lake
Low-maintenance xeriscape landscaping and 100% masonry exterior
Spacious shaded outdoor living areas
Rooftop deck with stunning views, ideal for relaxing or hosting guests
Perfect vantage point for watching Austin’s fireworks and city skyline
Recently updated with a new roof (2023) and fresh paint throughout
Architectural plans, survey, and professional photography (with aerials) available.
This residence is a rare opportunity to own a private, luxury home in the heart of central Austin. Showings begin October 30th. Contact our team or your REALTOR today to schedule a private tour.

Built in 2006

Essential Information

MLS® #	9960645
Price	\$3,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,710
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1300 Bluff Street
Area	7
Subdivision	Bluff View
City	Austin
County	Travis
State	TX

Zip Code 78704

Amenities

Utilities Above Ground Utilities, Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected

Features Curbs, None

Parking Door-Multi, Driveway, Garage, Garage Door Opener, Garage Faces Front, Inside Entrance, Kitchen Level, Off Street

Garage Spaces 2

Garages Garage Door Opener

View City, City Lights, Lake, Panoramic

Waterfront None

Interior

Interior Concrete, Stone, Wood

Appliances Built-In Electric Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Down Draft, Free-Standing Refrigerator, Gas Cooktop, Gas Water Heater, Microwave, Plumbed For Ice Maker, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan

Heating Central, Fireplace(s), Forced Air, Natural Gas, Zoned

Fireplace Yes

of Fireplaces 2

Fireplaces Bedroom, Gas Log, Gas Starter, Living Room, Primary Bedroom, Raised Hearth

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Exterior Steps, Lighting, Permeable Paving, Private Entrance, Private Yard, Rain Gutters

Lot Description Bluff, City Lot, Few Trees, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Native Plants, Near Public Transit, Sloped Up, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Sprinklers On Side, Trees Large Size, Trees Medium Size, Views

Roof Composition, Membrane, Metal

Construction Attic/Crawl Hatchway(s) Insulated, Frame, HardiPlank Type, Masonry, Stone Veneer, Stucco

Foundation Slab

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

Additional Information

Date Listed	October 3rd, 2025
Days on Market	6

Listing Details

Listing Office	REALTY CAPITAL CITY
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