

For Sale

1305 E 6th Street, Unit 1

1305 Lofts - 78702

1216 SF [TCAD] • 1 bed / 1.5 bath + mezzanine

MLS #: 8501410

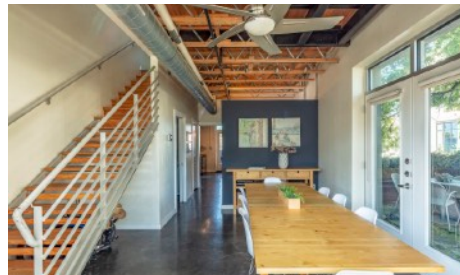
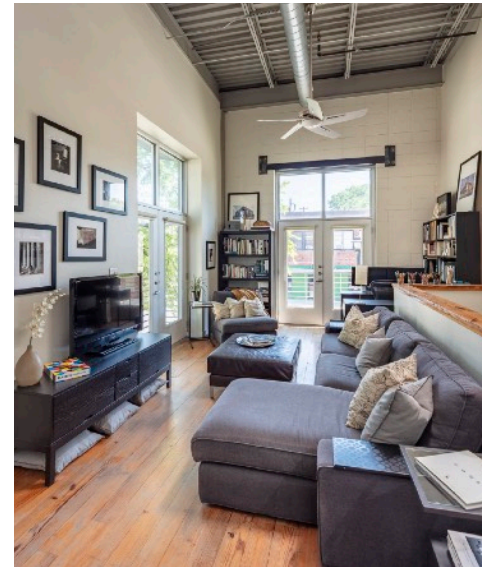
Skout^x

Roland Galang

Broker | CLHMS, LEED AP

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Ideal balance of old and new, vibrancy and serenity - **1305 Lofts** are flexible Live+Work spaces that were created using the existing structure of an abandoned warehouse. Built of concrete masonry units and steel, this intimate 14-unit condo community sits in the heart of East 6th Street. **Unit 1** is a two-story townhouse-style walkup that boasts lofty ceilings reminiscent of its industrial roots. Flexible floorplan with separation of spaces - ideal for office or "work from home". Convenient location: ~0.5 mile to I-35; ~1.2 miles to Texas Capitol; ~1.5 miles to UT Dell Medical School & UT Austin; ~5.8 miles to Airport.

Quick Facts

- Flexible floorplan w/ office & mezzanine+walk-in attic storage
- High Ceilings: 10 feet downstairs; 16 feet upstairs
- Kitchen: Custom cherry cabinets; Silestone counters; vintage Edison black cord pendant lights
- Bath [renovated 2018]: subway tile; custom reclaimed wood counters & floating shelves; black penny tile flooring; Duravit & Grohe fixtures; vintage Edison bulb light scone
- HVAC [2017]: Carrier 3 ton, 19 SEER, 13 EER, 10.5 HSPF
- Custom window shades, blackout for privacy
- One reserved gated parking space

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.



1305 Lofts #1 - Features



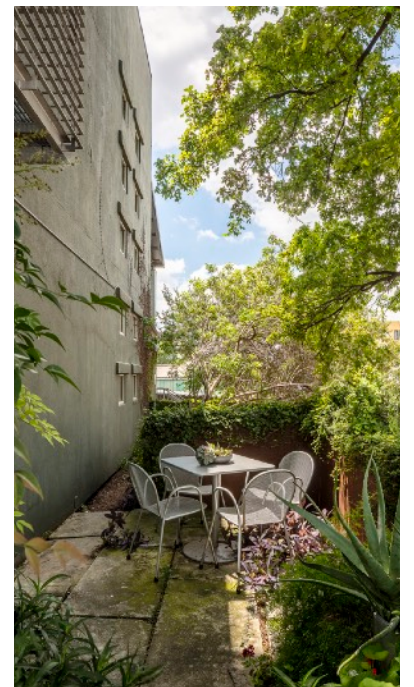
>> Exterior

- 581 SF private front + shaded side yard w/ limestone pavers
- Raw steel planters
- Native, drought resistant plants (Texas Red Yucca, Red Turks Cap, Succulents & Beautyberry)
- Mature ash tree in side yard
- Walkup Front Entrance: accessible directly off E 6th Street
- Private Rear Entrance: accessible via gated parking area



>> Interior

- High Ceilings: 10 feet downstairs; 16 feet upstairs
- Abundant Natural Light: Corner unit w/ windows &/ or french doors on 3 sides; 16-foot high skylight
- Exposed trusses & spiral duct
- Recycled sinker pine & stained concrete flooring
- Juliet Balconies (2nd fl) overlooking 6th St & Lady Liberty atop State Capitol
- Mezzanine w/ walk-in attic
- HVAC [2017]: Variable Speed Heat Pump w/ adjustable humidity control & Infinity Control remote access (Carrier, 3 ton, 19 SEER, 13 EER, 10.5 HSPE, 10-YR Warranty)



>> Special Touches

- **Kitchen:** Custom cherry kitchen cabinets; Silestone counters; built-in wine rack; vintage Edison black cord pendant lights
- **Bath [2018]:** Custom reclaimed wood counters & floating shelves; white subway tile w/ black grout wall; black penny tile w/ black grout flooring; vessel sink; vintage Edison bulb light sconce & matching mirror; Duravit & Grohe fixtures
- **Office:** Built-in floating cabinets
- **Mezzanine:** Custom alternating tread device made of steel & recycled Long Leaf Pine

“Why We Love our Home @ 1305 Lofts”



>> Love of Light + Space

“Our loft has a mix of varying architectural character - tall spaces & small spaces; large windows & small niche windows; light through doors & skylight. One of our favorite elements is a set of two-columned symmetrical square windows that bring light into the kitchen and double-height light into the upstairs living space.

Urban condos seldom have light on three sides, let alone doors & balconies on three sides. We love how the light pours into the loft and we can open the balcony doors on a nice day to enjoy the cross breeze and listen to the City below ”

“We love living in the heart of vibrant East Sixth Street, a walkable/bikeable neighborhood filled with scores of local stores, coffee shops, breweries & restaurants...and only a block to Saltillo Plaza TOD!

We love the rhythm of locals & visitors walking along E 6th. From our balcony, we can watch the “Viva La Vida” parade marching by and soak up the energy of SXSW, East Austin Studio Tour and other festivals & events.

When we need a break from the urban life, we can either take a walk on nearby trails or through the peaceful Texas State Cemetery..or bike to Lady Bird Lake via the “Crosstown Greenway” bike path. We love having everything literally right outside our “front door”.

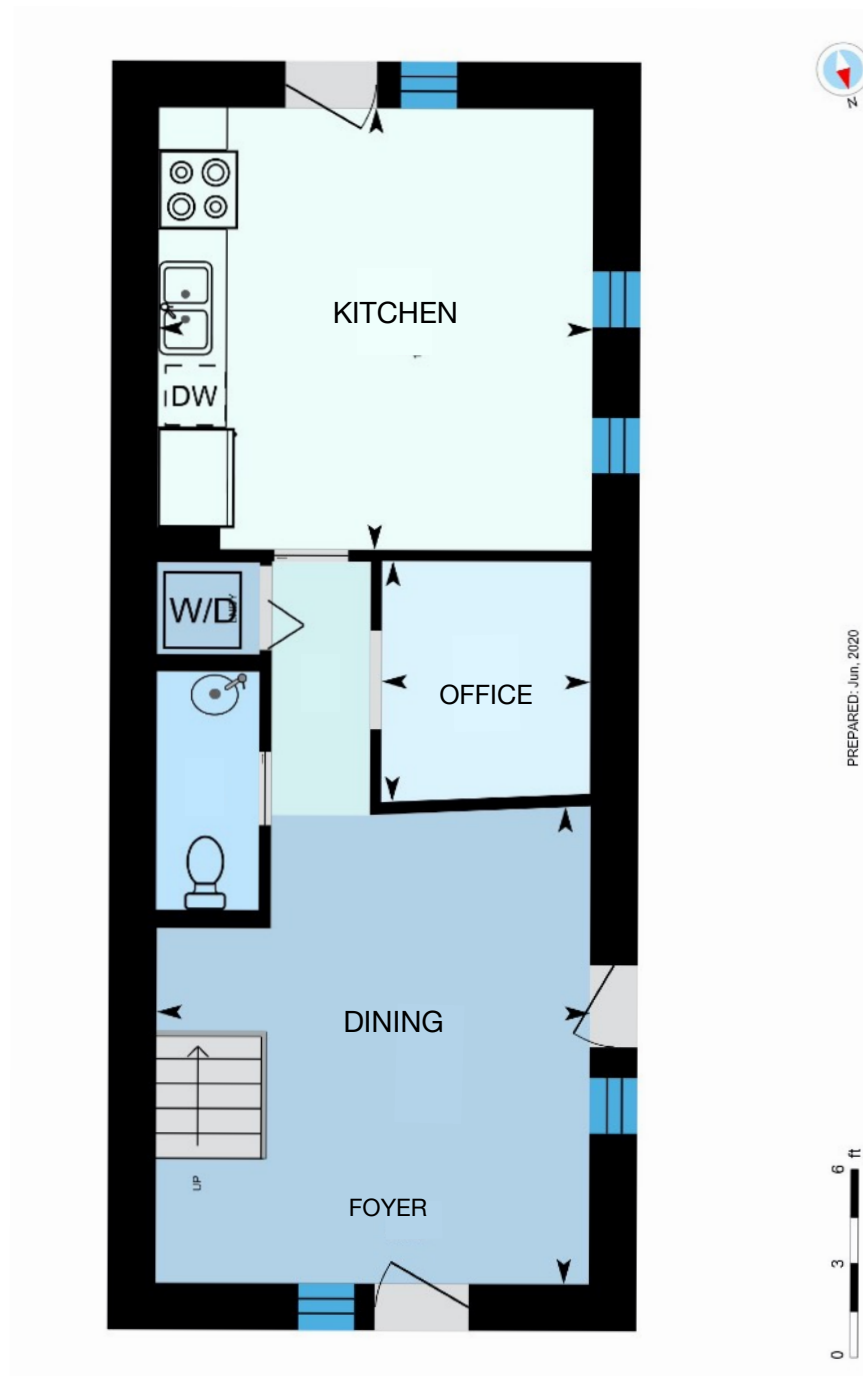


>> Love of Nature

“We love our private side yard with vivid native plants & a mature ash tree. Each September, we can’t wait for the Beautyberry to bloom stalks of vibrant magenta berries. It absolutely takes our breath away. We would clip stalks of the berries and place them throughout our home.

Private outdoor space is a rare find in urban condos. We can dine al fresco or read under the blooming tree. The best of all is that our pup can have her outdoor time without having to leave our loft.”

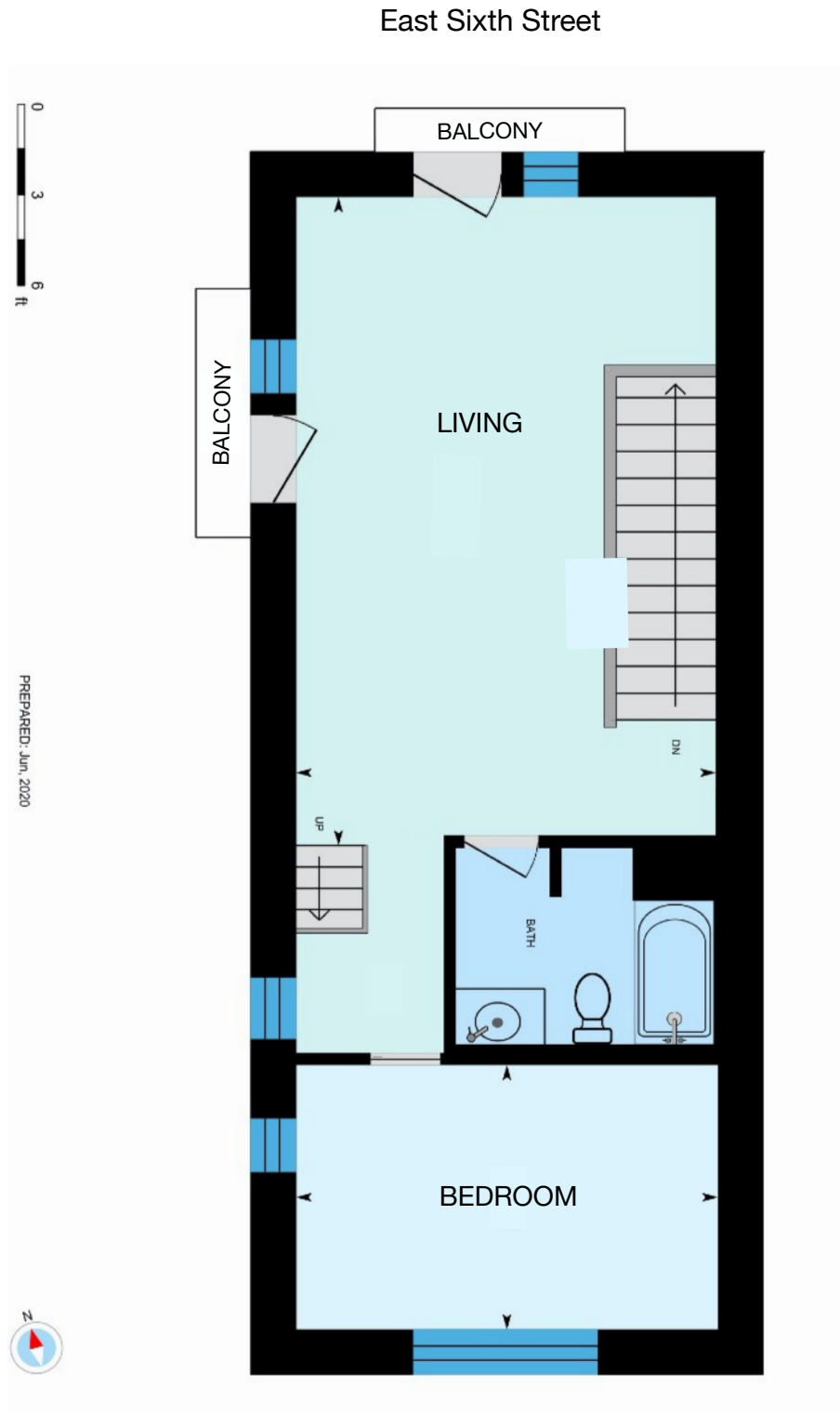
1305 Lofts #1 Floor Plan - Level 1



East Sixth Street

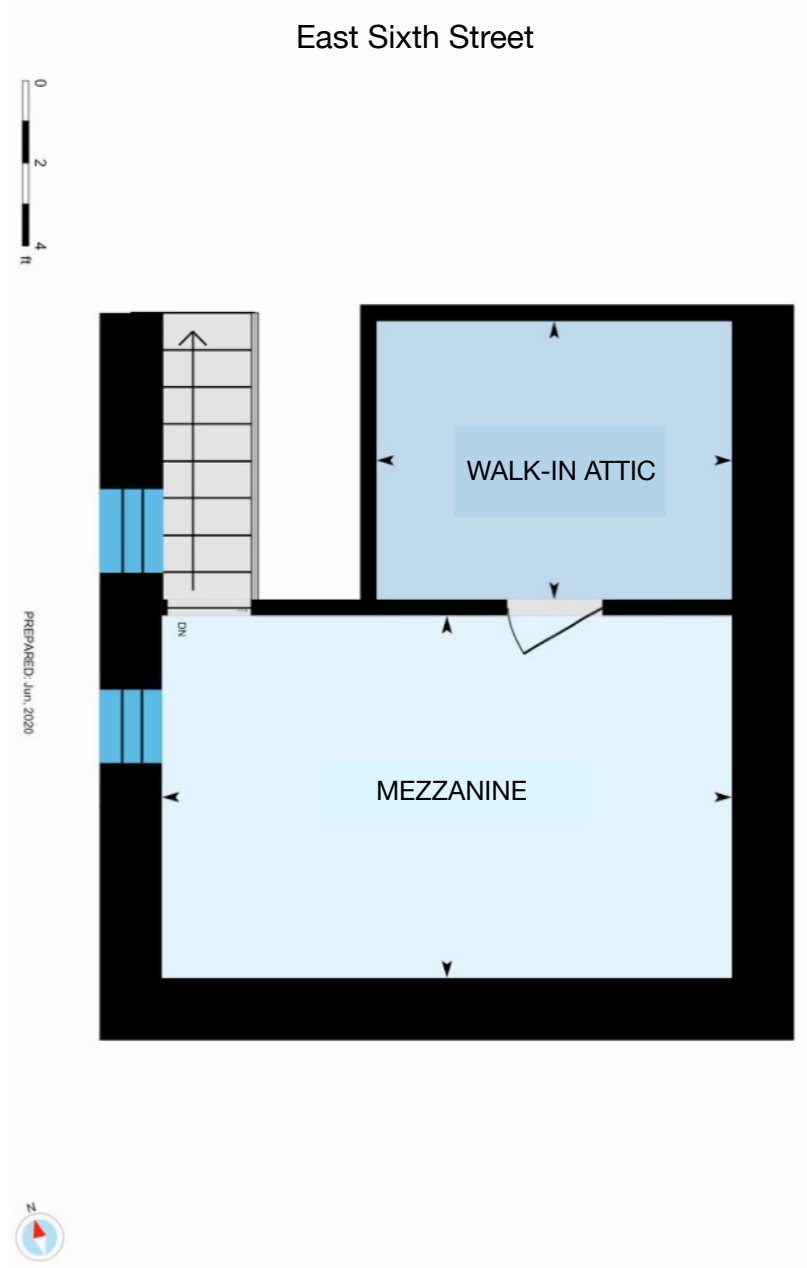
** iGuide Floorplan: For Reference Only*

1305 Lofts #1 Floor Plan - Level 2



** iGuide Floorplan: For Reference Only*

1305 Lofts #1 Floor Plan - Level 3



** iGuide Floorplan: For Reference Only*



11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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