

# For Sale

## 1701 E MLK Jr Blvd, #106

Magnolia - 78702

1771 SF [builder] • 3 bed / 2.5 bath

+ nook/flex space [level 2] [Scan for More Info](#)



# Skout<sup>x</sup>

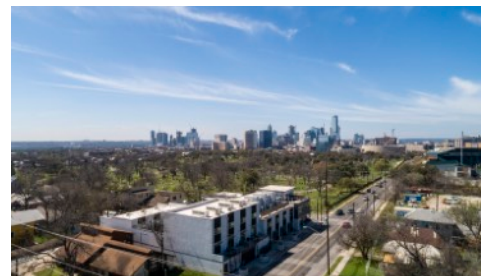
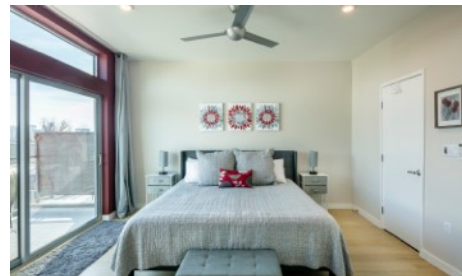
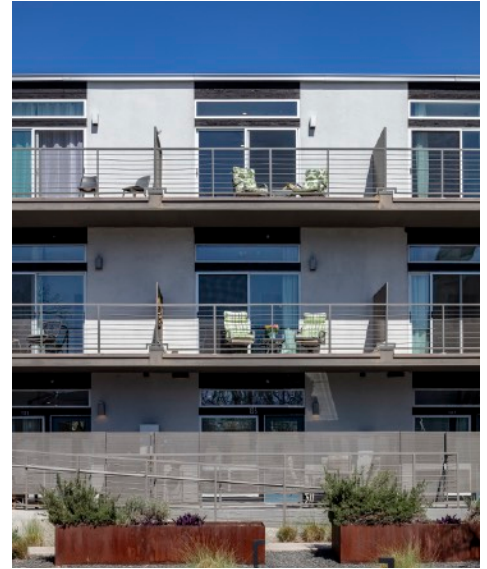
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Ideal for Easy  
Living &/or  
Investment



Discover the perfect blend of urban & serene community living with this 3-story townhouse that offers a “lock & leave” lifestyle with the privacy of a single-family home. Designed with connections to the outdoors - private patio entry & balconies overlooking xeriscape courtyard. Featuring a penthouse primary bedroom suite on top. Ample living & entertaining space on main level.

**Magnolia** on MLK is a mixed-use development designed by award-winning KRDB. First of its kind, in Austin, that utilizes modular construction. An intimate community comprised of 17 residences atop 3 ground-level eateries - *Café Corazon* (coffee shop), *La Plancha* (Mexican street food) and *Fabrik* (plant-based fine dining).

### Quick Facts

- Energy Efficient Features: Gerkin Windows (Rhino Series); mini-split high-efficiency HVAC; tankless water heater; TPO reflective roof; energy-efficient envelope (2'x6' exterior walls)
- Kitchen: tile backsplash, quartz counters, electric cooktop, ENERGY STAR appliances, pendant lighting
- Adornus European soft-close cabinets
- Flooring: wood throughout & tile bath
- Xeriscape interior courtyard (shared)
- Gated building access
- 2 reserved parking spaces in ground level garage

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

