

# For Sale

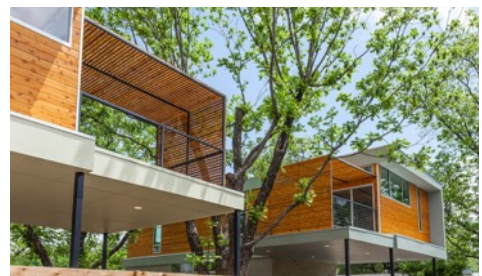
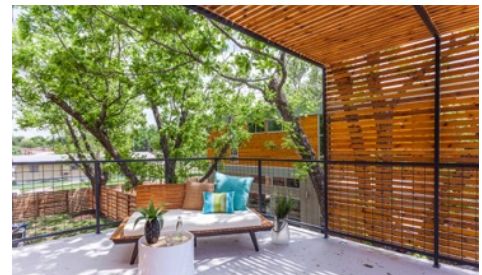
## 1705 Brentwood Street, #A

Crestview Neighborhood - 78757  
1950 SF [owner] • 3 bed / 2.5 bath  
MLS #: 4585979

# Skout<sup>x</sup>

Roland Galang  
Broker | CLHMS, CNE  
512 791.1584  
Roland@SkoutAustin.com

KRDB  
Modern



**1705 Brentwood #A** is a modern home by KRDB in the vintage Crestview neighborhood. Nestled amongst charming bungalows and ranch-style homes on tree-lined streets. Simplicity and comfort at its best. Convenient location: ~1 mile west to MoPac and east to US183 & I35; ~1.5 miles to Crestview Station; walking distance (within 1 mile) to Austin's faves: Barley Swine, Bufalina, El Chilito, Flyrite Chicken, Pour House Pub, Yard Bar & Lick Ice Creams; approximately 2 miles to ACC Highland, ~5 miles to UT Austin, ~7 miles to State Capitol, ~12 miles to airport.

### Quick Facts

- Bright open two-story floorplan
- Cedar pergola shades balcony patio, extending master suite
- High ceiling w/ recessed lighting
- Upstairs loft ideal for study/office, with built-in shelving
- Polished concrete & hardwood floors
- Carefully selected fixtures & finishes
- Fenced yard affords privacy and expands flexible living area
- Covered carport in rear
- Option for additional parking in front

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

