

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^x

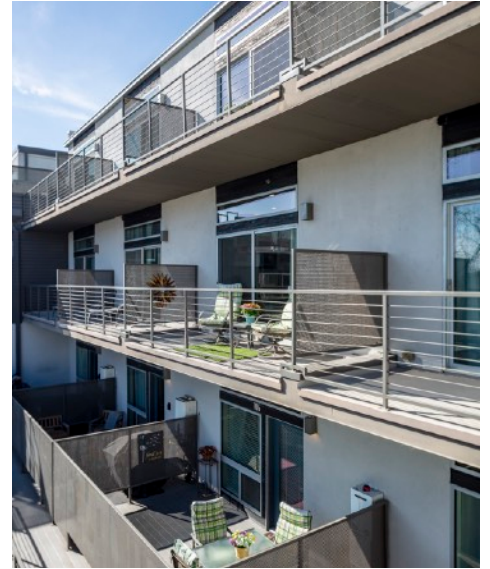
Roland Galang

Broker | CLHMS, LEED AP

512 791.1584

Roland@SkoutAustin.com

3-Story
Townhouse



Unit 106 is a 3-story townhouse condominium that offers urban living with privacy of a single-family home. Designed with connection to the outdoors, the residence has individual unit entries; private patio access & 2nd+3rd floor balconies overlooking the interior xeriscape courtyard and expansive views.

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.

