



1705 CLIFFSIDE DRIVE 78704 | LIST OF IMPROVEMENTS

Located in one of the most coveted pockets of the highly desirable Barton Hills neighborhood, this one-of-a-kind mid-century residence is a rare architectural treasure. Originally designed by Robert S. Harris, Architect, and rumored to have been built by Stenger, the home was originally built in 1966 and underwent a meticulous renovation and thoughtful addition with architecture by Dob and Eel and build and interior finish out by Cary Paul Studios, completed in 2026.

Set on an expansive .33-acre lot beautiful oak trees, this 3,144 SF home showcases a distinctive mid-century layout with bold angles, dramatic lines, and a dramatic central kitchen with celestory windows. The reimagined floor plan offers 4 bedrooms, 3.5 baths, 2 living rooms, and a dedicated study. Enterting thru the restored front door in a new custom steel frame, a striking restored stand-alone fireplace anchors the main living area along with limestone block walls which were restored during the full-scale renovation. The home was fully gutted, with all major systems replaced, offering the rare combination of historic design integrity and the peace of mind of a near-new build. Perfectly positioned within walking distance to Barton Creek Greenbelt trails, Barton Springs Pool, Zilker Park, and Barton Hills Elementary, this location offers the quintessential Austin lifestyle. This is a rare opportunity to own an extraordinary piece of Austin's architectural history - ready for the next era.



EXTERIOR

- Quaker windows and doors – 10 year warranty
- Hardie Artisan Siding
- Custom Box Gutters and rain chains
- Landscaping including irrigation in areas
- Driveway and flatwork, limestone pavers
- Custom architectural steel columns
- Stucco soffits
- TPO Roof

INTERIOR

- HVAC and all ductwork replaced, Seer System (10 year parts warranty, 1 year labor warranty)
- Sewer lines in slab replaced, water lines rerun
- Rewiring of entire home, all new plugs, switches, lighting
- Open cell spray foam insulation
- Complete restoration of original wood burning fireplace
- Level 5 drywall and interior paint
- Bosch Appliances including panel ready dishwasher and Bosch Benchmark panel ready fridge and freezer, panel ready beverage fridge in pantry
- Pfister plumbing fixtures
- Installed custom cabinetry throughout with push to open and close hardware
- Replaced all interior and exterior doors, baseboards, and closet interiors
- Quartz and Marble countertops throughout
- New engineered hickory flooring
- Boutique lighting and tile selections