



S D R E S

CHRONICLE
ADVERTISING SUPPLEMENT

Greenhouse Affect

SHEDDING THE IMAGE OF SHEDS

by Richard Whittaker

When is a shed more than a shed? When guests would rather eat there than in the dining room? When gardening journalists come to study it as an architectural wonder? Or does that just make it a really great shed?

Take the angular marvel in the Tarrytown garden of Loretta and Terrill Fischer. Like so many home-made backyard projects, it began with an idea and a sketch. Loretta and her brother, technical writer Harrison Bates, were sitting around discussing her garden problem. She had about 50 tropical plants in her back yard, and nowhere to put them when the weather turned bad. Fischer explained, "I said to Harrison, 'Can you build me something to put my plants in?'" On a ripped pink Post-it note, he quickly sketched a simple traditional shed, and went home to tweak the design a little bit. Well, more than a little. "The next day, he turned up with a sophisticated computer drawing which looks almost exactly like what was finally built," said Fischer.

What he proposed was a freestanding building that melded elements of shed, greenhouse, and futuristic pod: a complicated, almost Cubist zigzag structure with

angled ceilings, made out of hand-cut polycarbonate sheets and a metal framework. Somehow, it had gone from plant storage to a place to entertain, with seating for four, and a library/reading room, all in about 200 square feet. The whole thing stands on short pillars over a pentagonal pool. While it may be in her yard, Fischer gives credit for its design and eventual construction to her brother. "He did it all by himself, which is pretty amazing when you think of all the angles. Polycarbonate is very unforgiving if you make a wrong cut," she said.

After nine months of work, the shed was completed for Thanksgiving 2001 – just in time for Fischer to bring her plants in. But the design and construction had been complicated by one piece of vegetation that Fischer couldn't and wouldn't move: a mature Bur Oak in the middle of the yard. Apart from providing all-important shade for the blistering Texas summer, Fischer had another reason for getting Harrison to build around it: common courtesy. "My neighbor grew it from an acorn," she said. So the shed developed its distinctive hinged design.

Now Fischer had a pleasant place to bask in the summer, keep



WILLIAM WRIGHT

her plants in the winter, and dip her toes into the pool beneath it all year round. What she got on top of that was celebrity status in the growing shed community. In 2004, the Home & Garden Television channel (now HGTV) was looking for unusual home improvements for the show *Look What I Did!*, and the Fischers contacted the producers after seeing an advertisement for volunteers to show off their handiwork. Even though the project was originally intended as a greenhouse, the TV show called Fischer and Bates' creation the Texas Shed. "That got me calling it a shed," said Fischer. "People would say that's not a shed, but I'd say it's just a fancy shed."

HGTV has broadcast the episode multiple times, but that was just its first brush with fame. It's been featured on KLRU's *Central*

Texas Gardener, and been photographed for the *Los Angeles Times* and the *San Francisco Chronicle*. "I laugh, because it's taken on a life of its own," Fischer said. "When people come over, I always say, 'Don't photograph me, photograph the shed.'"

Now it has become the star turn in Debra Prinzing's new book, *Stylish Sheds and Elegant Hideaways*. The California-based gardening writer has a network of shed-spotters that will tell her about an interesting new architectural addition to a yard, but she's not above some old-fashioned hut-hunting footwork. "I have looked over fences and left notes in mailboxes saying, 'Please contact me, I'm really interested in your shed.'" This bold approach regularly bears fruit for Prinzing. "Gardeners are really interested in

sharing," she said, and now she's famous for being the shed writer; shed owners come to her. "People have come up to me and said, 'I have this potting shed I'd love you to see, or a gazebo I'm converting into a breakfast nook.'"

Prinzing explained that she is fascinated with "potting sheds or storage sheds that have been tricked out and become the architectural focal point of the garden." In part, she hopes to give people new ideas about what the word means. "People hear shed and they think, 'That's where you're stashing the lawn mower,'" she said. "Some use it as art, some as a home office. They have nice, human proportions so you can use them for that one missing piece of your house."

Whether it's a simple shack or an elaborate freestanding palace,

Resort Style Living
Prices Starting At \$109,900

call: 512.343.6900
www.DiscoverMonteVista.com

ACL
AustinCityLiving
REAL ESTATE • PROJECT MARKETING

**CLEARANCE
SALE**
**20-70% OFF
EVERYTHING**

Asian Living

323-5495

asianlivingimports.com

2135 W. Anderson Ln. (North Star Home Center @ Burnet & Anderson Ln.)



terraces on north

1507 North Street

- Ten Modern Live/Work Units
- Residences Starting at \$315,500
- Office Suites Starting at \$145,000
- Model Unit Now Showing
- **OPEN HOUSE** July 20th, 1-5 p.m.

terracesonnorth.com



5301-A McCandless
\$439,500



2931-A Eckert Street
\$329,500



4607 Gonzales Street
\$299,500



6806 Hanover Lane
\$205,000

LYON
real estate

512.499.0499

lyonrealestate.net

**OPEN HOUSE
SUNDAY, JULY 20
2-6PM**

Upper east side living from the low \$200's.

**GREENVIEW
AT MUELLER**



Greenview at Mueller is an exciting new development of 30 remarkable homes in a lush urban oasis minutes from downtown. Thoughtfully constructed and designed from rooftop to foundation, each unit backs to a creek or golf course with

balconies that double as observation decks. Nature is your living room. Tall ceilings, tons of dual-pane windows, gourmet kitchens, concrete and hardwood floors are just the beginning ... we call it paradise, you call it home.

- large private yards with greenbelt and city views
- walk to mueller, austin's premier urban village for employment, shops, eats, parks and more
- superior construction featuring open plans, high-end finishes, garages, tankless water heaters, and energy savings
- numerous custom upgrade options available
- save money, gas, and time with a close-in, trendy upper east side address



call mark strüb for details | 512.791.6951 | greenview512.com

Greenview
AT MUELLER

LOOKING TO MOVE?



sabine on fifth



akoya ★★★★★



bel air ★★★★★



cardinal

LOCATION. VALUE. SMART DESIGN.

If you're looking to move, or simply need a new space, let **urbanspace** realtors® help. We specialize in "real estate for urban lifestyles". Whether it's location, value, smart design, or all three you're looking for... start your search with us.

★-Austin Energy Green Star Rating

urbanspacerealtors.com | 512.457.8884



spaces

Prinzing finds that sheds can say a lot about their owners – “In England, it’s a guy thing,” she explained, “and there’s a book called *Men and Sheds*. But I think the U.S. has equal opportunities for shed ownership.” – but mostly it’s a use problem. “Can he keep his lawn mower in there, or can I put the wicker chair in there and drink iced tea?” Prinzing said. “Two sheds are a very good solution to saving a marriage.”

The biggest tension, especially around an elaborate or striking shed, is balancing showing it off to guests and keeping it private. “Sometimes these places become the most requested place for a cocktail party, or the first course of a dinner,” she said. “It’s like a swimming pool: sometimes it’s not to be shared.”

When a shed reaches superstar status like Fischer’s, it develops a whole new series of problems. “When *Home & Garden* came, I had to rent a storage room just to keep all the stuff that I had stored in there,” she explained. But it’s still worth the effort. “In 2001 we finished it. Now here it is, 2008, and it’s still something I look at every day



WILLIAM WRIGHT

and admire. I haven’t gotten tired of it,” said Fischer. “Except that it’s another part of my house that I have to keep clean.”

STYLISH SHEDS AND ELEGANT HIDEAWAYS: BIG IDEAS FOR SMALL BACKYARD DESTINATIONS

Written by Debra Prinzing, Photographs by William Wright. Clarkson Potter Publishing, 224 pp., \$30.

Like the difference between a shed and shack, the line between coffeetable book and philosophical tome can be a narrow one. For noted gardening author Debra Prinzing, shed is a state of mind. In her luxuriously illustrated homage and how-to guide to backyard structures large, small, and astonishing around the nation, she examines what makes a shed. She takes her inspiration from Virginia Woolf, demanding a room of one’s own, and the archetypal working man with the little shack on some scrubland. It’s a space that fits a need in the soul that the house just can’t fulfill. After all, when the French queen Marie Antoinette had her architects build a model village, L’Hameau – she commissioned it so she could escape the demands of courtly life – it was arguably the world’s most elaborate shed. Like Antoinette’s indulgence, some of the structures in Prinzing’s book are undeniably extravagant, stretching the definition of shed into realms that will have gazebo-boosters and oubliette enthusiasts tut-tutting. As full of great ideas, practical design suggestions, and construction tips as it is, Austinites might want to be careful of violating the McMansion ordinance with some of the book’s larger examples.

Big or small, what these sheds maintain is a sense of their creators. Prinzing found shed owners who didn’t just buy an off-the-shelf plastic lean-to and plunk it down in their yard. They were visionaries and dreamers, sketching fantastical structures on the backs of napkins, who learned how to lay concrete and recycle used wood.

Sure, it’s obsessive, and in years past, these sancta sanctorum would have been written off as follies. But what they are really about is the story: Whether it’s the Gothic splendor of Edgar Lee’s miniature chapel/oversized cocktail bar in the backwoods near Seattle, or the 8-by-8 freestanding office in Santa Cruz, Calif., from where Martha Mendoza won her Pulitzer, these all have some meaning to the people who built them.

Visit Prinzing’s blog at www.shedstyle.com.



KEEP YOUR CASH! Up to \$5,500 in closing costs through July 2008. **CALL NOW!**

CLOSEOUT! ONLY 9 UNITS LEFT



\$140,000
to \$180,000

Stainless steel and granite • Gated parking

Upscale
Urban
Chic

From
\$199,000



Stainless steel and granite • Gated parking!

Urban Affordable in East Austin

EAST END FLATS

5 minutes to downtown

512.485.SALE
www.eastendflats.com



Waterstreet
LOFTS

Only blocks to Lady Bird
Lake and Hike & Bike Trail,
with downtown views!

512.485.SALE
www.GoldwasserRealEstate.com



**TRAVIS
HEIGHTS**
just had a baby

3 minutes southeast of soco
1 bedroom flats
2 + 3 bedroom bungalows
garages + gorgeous pool for all
priced from the \$140s



edgewick
edgewick.com
512.916.8438

Brad Roseman

Sales • Leasing • Management

BrokerBrad.com



Austin Metro Realty

Office: (512) 343-7730

Cell (512) 750-4099

V.M./Fax (512) 448-5505

brad@brokerbrad.com

RIGHT PRICE IN TRAVIS HEIGHTS



OPEN HOUSE SUNDAY 1-4 PM

1503 Betty Jo Dr. 4 bedrooms, 3 baths, with 3756 sq. ft. on 1/3 of an acre. Two levels, two master bedrooms, two kitchens, two living areas, two fireplaces, two-car garage with private electric gate. Both levels are unique and custom with exceptional attention to detail and finish.

AustinMetroRealty.com LLC

BrokerBrad.com 512-750-4099

SHERRI WILLIAMS

REALTOR®



Representing your best interests in real estate!

512.732.3820

WWW.SHERRIWILLIAMS.COM

SHERRI@SHERRIWILLIAMS.COM



Newmark Homes

Edgewick, by Newmark Homes, offers Carriage and City Homes near the SoCo district and Downtown. For those seeking the energetic and chic Downtown lifestyle without the traffic headaches or high costs associated with Downtown living, Newmark's newest neighborhood, Edgewick, offers the perfect compromise: four models of its affordable, distinct city homes and carriage homes in this gated community located just north of Woodward Street. Some of Austin's finest homegrown jewels sprinkled throughout the trendy South Congress, or "SoCo" area and Downtown's renowned Warehouse, Arts, and Sixth Street districts are mere minutes away.

Edgewick offers homeowners a chance to enjoy unmatched, relaxed urban living that's perfect for work, play, or simply getting away. For business, the commute to a Downtown office, the Capitol, or Austin-Bergstrom International Airport doesn't get any easier. And when it's time for play, hundreds of restaurants, boutiques, galleries, coffee shops, and live music venues reside just around the corner.

Choose from six different floor plans at Edgewick, ranging from 875 to 1,371 square feet, and priced from the \$140s to the \$190s. Each city and carriage home is detached, meaning neighbors will not share a common wall. Styles range from one bedroom with one bath to three bedrooms with three full baths. An equally attractive feature is the enjoyment of maintenance-free condominium living with the feel of a single-family home community. Full-service lawn maintenance is a standard feature, providing residents with even more time to enjoy the wealth of in-community amenities and the bustling neighborhood scene.

With so much music, shopping, and entertainment in the neighborhoods around Edgewick, it's easy to overlook the recreational offerings within walking distance. This includes the 50-acre Mabel Davis District Park, offering an abundance of green space, athletic fields, playscapes, and covered picnic areas. Residents may take advantage of the full-length basketball court, Olympic-size swimming pool and Austin's first dedicated skate park with bowls,

streetscape elements, and grass seating for guests. Immediately within the community, Edgewick offers residents their own sizable recreational pool and accompanying activity-filled picnic area.

The convenience of Edgewick extends to education as well. The community is in close proximity to St. Edward's University, multiple Austin Community College campuses, and The University of Texas, which even has a shuttle bus route to campus that includes an Edgewick stop.

Newmark couldn't have picked a more appropriate location for its first full line up of "green-built" homes, featuring G.E. energy-efficient appliances, A/C systems, gas furnaces, gas water heaters, and gas ranges, as well as Delta pressure-balancing shower valves, insulated garage doors, and low emissivity, double-paned windows. The community is recognized as a city of Austin Green Builder neighborhood.

Edgewick is located on Wickshire Lane in South Austin, approximately one mile east of I-35 (78741). From I-35, go east on Woodward Street, left on Parker Lane and right on Wickshire Lane. Call **916-8438**, or contact Jennifer Woods at 832/567-9696, or Matt Hutchins at 817/845-7139. Visit online: www.edgewick.com.



La Vid Homes

New Homes Starting at \$239,900

La Vid Urban Homes offer a blend of Craftsman architecture and contemporary finishes, in 37 brand new, unique condominium residences now being built in South Austin. Situated on 4.3 acres, each building has been selectively placed on the site in an effort to reduce impervious cover, save trees, create open space, and ensure that every unit has off-street parking in addition to a garage. Standard features include nine-foot ceilings throughout, granite and undermount sinks in the kitchen, stainless-steel appliances, cedar-covered garage doors, sprinklers, fenced yards, security and keypads, prewired surround sound, rounded sheetrock corners, rustic alder cabinets, and more. The first eight

units are almost ready to go.

Management of the construction activity is being supervised by the father-and-son team of Rick and Robert Hardy. The team has extensive experience in the building of custom homes and unique properties throughout Austin. Rick received his undergraduate degree from the School of Architecture and a master's in regional and state planning from the University of Oklahoma. Robert received his master's degree from Texas A&M in construction science. Together, they take unique and detailed interest in the project, using the same specifications and building materials that they have used in custom homes in the million-dollar range. In fact, as they approach the grand opening of La Vid Homes in August, Rick and Robert have made significant upgrades to the first eight units at no extra fee.

Choose from the 1372-square-foot style with two bedrooms and two-and-a-half baths priced at \$239,900, or the 1557-square-foot home with two bedrooms plus loft and two-and-a-half baths priced at \$264,900. La Vid also offers a one-story unit that has 1404 square feet with two bedrooms, two baths, and a computer room.

Located at **6708 Manchaca**, just north of William Cannon, only five miles to downtown. Call Lori Kattner at **921-8113**. Visit online: www.lavidhomes.com.

Sale Amp

What Real Estate downturn?

Some things are always in demand. Like a modern Austin condo, close to Downtown, with all of the outdoor activities you can handle. With gas prices soaring, convenience and location are in full demand. There are three amazing condos that offer not only the best in location, style, and amenities, but may also be the most affordable modern condos in Austin. So affordable in fact, they may save you money while giving you a brand new place to call home.

Is your rent going up? Get used to it.

A recent Wall Street Journal article suggested that Austin's average rent may rise 6% per year for some time. Yikes. That means that renters will end up throwing even more money away with nothing to show for it, right? Yep. Finally, there is an alternative.

There is a new crop of killer Austin condos and townhomes that may help you build an asset you can sell as well as lower your monthly payment all at the same time. Three of Austin's hottest, most affordable properties are **Promenade Town Homes**,

Element Studios, and **The Ivy @ 78704**.

The Most Affordable Modern Condos in Austin

The **Element Studios** are located in highly-coveted South Austin within walking distance to St. Ed's, a couple of miles from Downtown and UT. These amazing efficiencies offer some of the coolest styling anywhere – bamboo flooring, granite countertops, private pool, hot tubs, and more. Prices start from an amazing \$99,000.

The **Promenade Town Homes** are offered in 1-, 2-, and 3-bedroom configurations and boast amazing modern architecture and amenities: new appliances, concrete or faux-wood flooring, a private on-site park, and much more. Can you say location? Across from an ACC campus, golf courses, walking distance to Town Lake and Downtown, and the incredible Montopolis Sports Complex. Payments start at \$754 per month* with prices starting at \$122,900.

The Ivy @ 78704, also located in eclectic South Austin, is offered in five different amazing 1- and 2-bedroom floor plans. The grounds provide gated access and a great pool, and the interiors include stainless-steel appliances, granite countertops, and bamboo flooring. Amazingly, these condos start at \$104,000.

Interested in an additional \$60,000 in incentives? We thought you might be.

For qualified buyers, these affordable new properties may be the investment opportunity of a lifetime. Everything from tax credits to down payment assistance and more may apply, should you qualify for these unique incentives.

Take a private tour and you may just take something home. At the Promenade, you have the chance to win a plasma TV, and at the Ivy and Element, a chance to win \$2,000 cash.

Right now is the perfect time to purchase a new Austin condo with the best location, styling, price, and features that fit your unique lifestyle. Treat yourself and visit these properties today.

*Subject to credit approval and other conditions.

Contact Promenade Town Homes at **423-6917** for details. Visit online: www.austinelement.com, www.austinpromenade.com, www.theivyaustrin.com.



spaces ADVERTISING

IT'S MORE THAN A HOME...

IT'S YOUR FAVORITE RETREAT.



**ASK ABOUT
OUR SPECIAL
INCENTIVES!**



1. **Silver Oaks** • 512-528-1072
Cedar Park - From the \$220s
2. **Sendero Springs** • 512-255-7377
Round Rock - From the \$230s
3. **Teravista** • 512-733-2011
Round Rock - From the \$240s
4. **Shadow Pointe** • 512-310-2260
Round Rock - From the \$180s
5. **Highland Horizons**
Round Rock - Coming Soon!
6. **Falcon Pointe** • 512-670-2011
Pflugerville - From the \$220s
7. **Ledge Stone** • 512-301-0762
Dripping Springs - From the \$230s
8. **Taylor Estates** • 512-912-8500
Austin - From the 180s
9. **Meadow Park** • 512-312-5111
Buda - From the \$160s



KIMBALL HILL
HOMES®

For more information visit kimballhill.com



In our continuing effort offer the best value, promote continuous improvement, and manage product availability; Kimball Hill Homes reserves the right to modify or change floorplans, materials, features, prices and information content without notice or obligation. All floorplans, elevations, dimensions, square footages, and maps are both approximations and artist renderings and may not be to scale. Most options are plan specific and may not be available in certain areas. See sales consultant for details. ©Kimball Hill Homes® Austin, LP. ©Kimball Hill Homes® Texas, Inc. 07.18.08



Kimball Hill Homes

This major U.S. homebuilder with very deep historical roots is in the business of creating affordable housing of enduring value with style and quality. Based in Rolling Meadows, Ill., **Kimball Hill Homes®** has been a family tradition since 1939.

When you walk into one of our homes, there's a certain energy that embraces you ... and sometimes you just know when it's the right home. At Kimball Hill Homes, we have decades of experience in creating homes that have that special feeling of sanctuary.

Design is where it all starts, and we are known for our award-winning designs. Our designers specialize in creating spaces that enrich the spirit and embrace the whole spectrum of a family's lifestyle and desires.

At Kimball Hill Homes, you'll also find a tradition of creating long-

lasting value combined with our innovative and functional design. From quality construction to the continuing care we provide after move-in, Kimball Hill Homes is dedicated to creating homes and neighborhoods that will last for generations to come.

Kimball Hill Homes are conveniently located in several locations within the Austin area. From the south to the north, you will find a community near you offering several luxurious, not to mention affordable, choices. Each community offers a myriad of choices in floor plans and interior design elements.

Who doesn't want to live like a king and be surrounded by breathtaking rolling hills, streaming rivers, and lakes? The great thing about Kimball Hill Homes is that we offer high-quality living in the Texas Hill Country at affordable prices. It is our mission.

Kimball Hill Homes has been a family tradition since 1939 with a rich heritage of comfort, style, and livability. All Kimball Hill homebuyers participate in the company's 2+ Advantage Program. As a part of the 2+ Advantage Program, we offer an extended warranty, which doubles the typical one-year home warranty period. Kimball Hill Homes offers unique architectural

designs perfect for today's lifestyle. Currently, incentive offers are available in both our **Homestead** and **Traditions** collections.

For more information, visit one of our communities or call **800/355-5945**. Visit online: **www.kimballhillhomes.com**.

urbanspace

Kevin Burns had an entrepreneurial vision: To develop a local real estate firm that made a real difference in Austin. Welcome to **urbanspace Realtors**. This firm reflects Kevin's passion for Austin's Downtown and urban core. Living in Austin for over two decades, Kevin has watched this city undergo numerous changes, most of which have taken place over the past eight years. urbanspace is honored to have participated closely in the innovative expansion of urban Austin.

The culture and focus of urbanspace has been to offer something different than what you might find at other real estate firms. We have devoted ourselves to become the leaders in the Austin market by offering not just great real estate services, but by promoting the urban lifestyle. Our specialty is 'real estate for urban lifestyles.'



All of us at urbanspace are excited about the Green movement that has captured the interest and spirit of so many in this community. As innovators in a growing community, we have committed ourselves to be aggressive in our partnering with businesses and charitable organizations that have the betterment of Austin's environment in mind. With many urbanspace agents as participating members in such organizations as the Downtown Austin Neighborhood Association, Urban Land Institute, Congress for New Urbanism and the Downtown Austin

Alliance's Economic Development Committee, we are actively dedicated to providing professional, purposeful real estate services for the next generation of smart, sustainable urban growth.

At urbanspace, we not only "talk the talk," we "walk the walk." The urbanspace team lives and works in the properties we represent, giving us firsthand knowledge of what each Austin neighborhood has to offer. We are the experts in urban living. Furthermore, we have been conscientious in our business development, aiming to work with those developers that are mindful of the environmental challenges facing our communities. To coincide with this business principle, we are expanding and moving our main downtown office into a full, Green Star approved building this fall.

At urbanspace, our mission, values, and focus on the "lifestyle" associated with urban living, are what make us different. These are the pillars of what we call "the urbanspace difference" and what makes us proud to play such an integral role in helping craft the vision for Downtown Austin. Contact Kevin Burns at **848-8722**. Visit online: **www.urbanspace realtors.com**.

A NEW WAY TO DECORATE YOUR HOME

You have the nice furniture. You have the beautiful accessories. But somehow you just can't seem to put them all together for that special look. That's where Metamorefix comes in. For a low hourly rate our design team will come into your home and – using your furniture and your accessories – transform it into a showcase of style and beauty. Call us today at 288-1689 and let us "Metamorefix" your home.



Metamorefix

Your Furnishings. Our ideas. Your beautiful home.

512-288-1689 www.metamorefix.com

Space Saving



Komet Loveseat ORANGE TWEED FABRIC
SALE \$779⁰⁰

URBAN  LIVING
www.urbanlivingaustin.com financing available

7727 BURNET RD • MON-SAT 10-6 • SUN 1-5 • 451-2144



Paisley Home

The revival of furnishings in style and elegance is a creative revolution in wood: **Paisley Home**, your new import connection.

Setting a standard of excellence, Paisley introduces lovingly hand-crafted, solid-wood furniture and home furnishings that are imbued with energy and a sense of style.

Offering both traditional and contemporary influence, Paisley creates vivid designs that decorate a home or any living space – no matter the challenge. Passion is the word that best captures our designers' and craftsmen's fascination with high

quality designs, that result in a wide range of furniture with the most intricate artwork, many of which are one-of-a-kind, crafted from reclaimed antique doors and architectural pieces.

Utilizing the finest lumber – sheesham, teak, and eco-friendly mango wood that is kiln-dried and treated before manufacture – the collections express Paisley's exemplary selection of sophisticated original designs and recreations of time-honored classics.

As a company, we pride ourselves in the quality and workmanship of each and every product we make. We have endeavored to bring you what we believe is the most comprehensive collection of decorative furniture available today.

Paisley Home's showroom is open to the public, with prices 20% to 50% off retail everyday. Interior design discounts are available.

The showroom is located next to Texas Floors, just across Airport Boulevard from Highland Mall. From either Lamar or Airport, take Denson to Dillard Circle. A little hard to find, but definitely worth the effort.

**6015-B Dillard Circle
331-4285**

**Mon-Sat, 10am-6pm,
Sun, noon-5pm**

Agave

Nine Sixty Nine adds up to innovative design. If you haven't heard the buzz about this Austin community, then chances are you haven't lived here long.

What happens when you combine 10 of the top award-winning architects in town (Emily Little, KRDB, Casa Bella, Rick Black, Tony Salas Design Workshop, FAB, Eric Standridge, Kevin Stewart, and the Lawrence Group) and have them design lot-specific plans located seven minutes from Downtown? Place those homes on a hill that allows for panoramic skyline views of the city, amazing sunsets, and cool breezes? Then, for added measure, throw in energy-efficient and "green-built" features, community spaces, walking trails, and gardens while ensuring affordability? You not only get the community of "Nine Sixty Nine," but you also quickly receive some awards of your own.

Vicinia, the developer of Nine Sixty Nine, has garnered piling accolades in addition to a great deal of instant interest. The community is fresh from a Grand Prize win in a contest sponsored by Dreyer's Ice Cream for "the Coolest U.S. Neighborhood" and was named a

local winner in the Chronicle's "Best of Austin" awards for Best Cubist Neighborhood. Although the casual observer will indeed encounter gorgeous modern homes from \$200,000 to half-a-million dollars in Nine Sixty Nine's **Agave** division, traditionalists will also adore their **Villas** section of the neighborhood – with stucco and upscale features reminiscent of Italian villa,s amazingly starting below \$200,000.

New homeowner, Alexandra Weeks, explains what brought her to this community: "We never thought we'd sell our Central Austin bungalow until we happened upon Nine Sixty Nine by sheer chance. We're still seven minutes from Downtown, but the amenities of our home are nothing short of amazing. Our energy bills are minimal because of energy-efficient building features and low-E windows; we have upscale touches like Silestone countertops; stainless appliances; polished concrete, bamboo, and slate floors; travertine-lined showers; stucco siding; a tankless hot-water heater for "hot water on demand;" we have a huge lot, a large home that overlooks both endless trees and the skyline of Downtown ... We wrote a contract the day we saw the neighborhood and have never been happier."



Bryan Watson, a well-respected local Keller Williams Realtor, was chosen (along with his team, Watson Realty Group) by Vicinia to represent the community at an on-site model located at the entrance to Nine Sixty Nine, because of their expertise in the area, real estate investments, and eco-friendly homes. The community has garnered a great deal of interest from national investors, and they recently teamed with a local mortgage company, as well, in order to offer true "Below Market Financing" for a limited time on all homes, as they roll out plans for their new 5-star green-built Fiore homes and introduce the second phase of **agave: Design Series**.

Nine Sixty Nine is located on MLK (969), just east of 183 at **5237 Sendero Hills**. Contact Watson Realty at **927-2626**. Visit online: www.ninesixtynine.com.

Want it to look made for the space?

It will be.



Bullet Sectional
starting at \$3199



Queen Lazar Bed
starting at \$1150



Kubix Sectional
starting at \$3999

Multiple sizes and configurations available.

Choose from 300+ fabrics, suedes and leather

Standard, high density or down wrap cushions

Lifetime frame warranty. Made in U.S.A.

your
LIVING
Room

**12 MONTHS INTEREST FREE
FINANCING AVAILABLE (W.A.C.)**

urban modern contemporary

320-9909 220 South Congress yourlivingroom.com



Greenview at Mueller

It's a good thing the lush urban oasis called **Greenview at Mueller** wasn't around years ago when Eva Gabor exclaimed, "Darling, I love you but give me Park Avenue!" The unique mix of serenity and city living that Greenview offers would too easily have resolved the struggle at the core of that hit TV series, *Green Acres*. No struggle equals no hilarious hijinks ... and no Albert the pig. The evidence of this development's great timing doesn't stop there.

With 2 bedroom, 2.5 baths, plus a flex space suitable for a home office starting in the low 200s, Greenview at Mueller offers a very attractive option to homebuyers who are at risk of getting passed by or priced out of Central Austin's burgeoning housing market. Situated 3 miles from Downtown, 2 miles from UT,

and directly adjacent to the Mueller redevelopment, Greenview consists of 30 homes designed to blend classic Central Texas style with a modern flair. Buyers have their choice of large, privately fenced yards that back either to scenic Tannehill Branch Creek or Morris Williams Golf Course. Mature trees abound throughout the area. Larger 3-bedroom homes with 2-car garages are also available in the sub-300k range.

Homes at Greenview offer finishes typically reserved for properties in price brackets two to three times higher: high ceilings and open floor plans; clean, modern design and fixtures; stained concrete and hardwood floors; gourmet kitchens featuring stainless-steel appliances and 42" custom cabinets; energy efficiencies including tight, quality construction, tankless water heaters, and high-quality dual-pane windows.

There are select homes currently available for move-in. For those homebuyers with a little extra time to spare between now and their required delivery date, the developer welcomes a close working relationship with the team at Greenview on a to-be-built home, sure to result in the nearest thing to a custom home one could hope for in this price range. Nowhere else in Austin

can you achieve such a winning combination of location, price, and personalization. You certainly get a lot for your money when you choose Greenview at Mueller.

"You just can't find quality homes like these this close to downtown at these prices, period," says Mark Strüb, Austin Realtor and owner of Strüb Residential. "When I meet a prospective homebuyer who wants close-in for less than 300k, Greenview is the first thing I talk to them about." Strüb goes on to say that the area where Greenview is located – becoming known as the "Upper East Side" of Austin – is being recognized as the next big thing in Austin real estate. "Think (Downtown) East Austin two or three years ago. You know, the development period you look back on and say 'I should have' or 'I wish I had.' The Upper East Side is great for people looking to get ahead of the curve."

Complementing the pastoral quality of the Greenview neighborhood is the adjacent string of parkland and hike-and-bike trails that buffer these new homes from the urban town center of Mueller. That friendly neighbor to Greenview already offers abundant choices for shopping, dining, and recreating,

with plans to keep adding options in those categories as well as in employment. Mueller will be home to approximately 10,000 permanent jobs upon completion. And for those with no immediate plans for a transfer, Greenview is a short walk from a very convenient bus route serving the easy 3-mile route to Downtown.

The model home is open daily, 11am-5pm and available all other times by appointment.

From I-35, take the Manor Rd. exit and continue east on Manor, crossing Airport Blvd. Go about a mile just past Morris Williams Golf Course to Lovell, and make a right. Proceed 2 blocks to the model, or call **791-6951**. Visit online: www.greenview512.com.

Nest

And then there's Mod!

In 1953, a furniture store advertisement proclaimed, "Design is Choice." And five decades later, that same philosophy is proudly upheld by NEST, offering classic midcentury-inspired furniture lines and sustainable styles that have endured the test of time.

Opened in 2005 in the Sixth Street Business District, one block west of Whole Foods, NEST identified a

niche market that was being underserved in the Austin market. From Day One, the store offered modern home furnishings in an array of custom styles and materials with a nod to the past, and a definite eye on the future. A knowledgeable sales staff complemented the design process and made itself available for consultation at any level, from finding one perfect piece to redesigning an entire home. A custom order approach allows clients to create almost anything they want from a store that bills itself "Your home for Modern."

Sensing an influx of new condo and loft development downtown, co-owners John Allison and Douglas Galloway took full advantage of an opportunity to lure the public away from "rolled armchairs and



You Can Own a New Modern Austin Condo Location. Style. Price.

And, if you qualify, how about up to \$60,000 in incentives? (Seriously)



Prices from \$99,000

- Luxury Studios
- Bamboo, Stainless, Granite
- Great South Austin Location
- Walk to St. Ed's

2526 Durwood Street, 78704
www.austinelementstudios.com
 512 .507.8358

element studios



Prices from \$104,000

- 1 and 2 Bedroom Condos
- Bamboo, Stainless, Granite
- Eclectic South Austin Area
- Less than 2 Mi. to Downtown

3204 Manchaca Road, 78704
www.theivyat78704.com
 512 .731.0904

the ivy at 78704



Prices from \$122,900

- 1, 2, 3 Bedroom Townhomes
- Concrete or Faux Wood Floors
- All New Appliances
- Next to ACC, Golf, Sports Complex

1009 Grove Blvd, 78741
www.austinpromenade.com
 512 .423.6917

promenade town homes

JEFFERSON 26

ULTIMATE STUDENT LIVING



NOW LEASING
MOVE-IN
AUGUST 2008!

26

REASONS

you'll love living here



Leasing Office Located At
 901 West 24th Street

JEFFERSON

ULTIMATE STUDENT LIVING
 600 W. 26TH STREET, AUSTIN, TEXAS

1 LARGE MULTI-LEVEL PARKING GARAGE WITH A PARKING PLACE FOR EVERY BEDROOM

2 AMAZING SPAS **4** MINUTES TO CAMPUS

1 SWEET FITNESS CENTER WITH TREADMILLS, WEIGHT MACHINES, ELLIPTICAL TRAINERS AND FREE WEIGHTS

11 COMPUTERS IN BUSINESS CENTER

1 TRICKED OUT GAME ROOM WITH LARGE PLASMA TVS, POKER TABLE AND POOL TABLE

2 DELUXE STAND-UP TANNING BEDS

1 INCREDIBLE POOL **2** OUTDOOR GAS GRILLS

ONE CHOICE TO MAKE...

• 1, 2 & 4 BEDROOM UNITS • ROOF TOP GARDEN ON GARAGE • AMAZING POOL AND SPA • HIGH-SPEED WIRED AND WIRELESS INTERNET • EXTENDED BASIC CABLE WITH MULTIPLE HBO • ELEVATORS IN BUILDINGS • WOOD-STYLE FLOORING

CHECK OUT OUR GREAT ONE BEDROOMS STARTING AS LOW AS \$585!



1-800-789-1742

WWW.JEFFERSON26.COM

the overstuffed Tuscan look" with a return to the classics: Clean lines with a "straightforward approach to modern design ... not 'flashy.'"

So, what exactly is the difference between NEST and its many competitors that have entered the marketplace in recent years?

"You're not shopping at a 'big box' store here," says Allison. "There's not just a choice of A or B ... we offer a wide array of custom choices for every room of the house. Think of us as a design resource."

Like the Modern movement that forms their collections, NEST's 9,000 sq.ft. showroom offers progressive yet iconoclastic designs. You will feel at home at NEST whether you are a Modern aficionado or a neophyte. Whether you are looking for sleek Italian design or the perfect transitional piece to freshen up those antiques your Aunt Lucy left you, there are a plethora of options.

In choosing manufacturers who understand the architecture of furniture and demonstrate unwavering commitment to the highest quality, Galloway and Allison are able to maintain their strict design philosophy while expanding into new territory, such as the launch of their new **Mod Gallery** at the beginning of August.

This "store within a store"

concept is meant to bring a whole new shopper into the NEST fold – students and first-time homeowners looking for great design at an introductory price point. Galloway believes "this will add yet another layer to who we are, as we continue to grow and redefine ourselves."

Introducing the Mod Gallery helps to answer some of the needs for people starting a home, newlyweds, renters, and those furnishing spare bedrooms, offices, and secondary rooms. "Good design for less" is always more, they agree.

So, what else is in the future for a store that already appears to be a step or two ahead? Besides continuing to search for even more green vendors and eco-friendly lines to carry, the duo sees no limit to their potential to bring modern sensibilities to the marketplace.

1009 W. Sixth, 637-0600.
Mon-Sat, 10am-6pm; Sun, 1-5pm
www.nestmodern.com

Your Living Room

Liven up your room with a fresh, modern style with our superb products individually selected from around the world. Our showroom features items from some of the finest European manufacturers –

excellent quality and design that you won't find at larger retail stores.

Need a refreshing, new décor for your space? Find affordable, unique pieces that will endure with your changing lifestyle. And our contemporary collections are always being updated, ensuring that you find exactly what you are looking for.

DESIGN SERVICE

Plan your entire space with our individual consultants; they will assist you with color and material selection that's tailored to your specific requests. We bring your ideas to life with vibrant colors, unique centerpieces, and a contemporary style that can become the focal point of your space. You'll never see a salesperson in our showroom, only our knowledgeable design staff. We set ourselves apart by beginning your



experience with confident decorators who can make your space look amazing. We're constantly up-to-date on new trends and colors, for a fresh style that provides chic comfort.

WORRY-FREE CUSTOMIZATION

Your furniture defines your home. Reflect your style by customizing your pieces with beautiful, high-quality fabrics and leather. We have hundreds of choices that will match every element of your room for an impressive presentation. In many cases, custom sofas are available in only four weeks! Our design consultants are waiting to help you create a stylish, comfortable space.

220 S. Congress, 320-9909.
www.yourlivingroom.com

Lyon Real Estate

"If it's pleasure you're about
And you feel like stepping out
All you've gotta do is shout
Let me off Uptown."

– Anita O'Day

Next Stop: **Terraces on North**, and points beyond.

Now that the population center of Travis County sits squarely at Anderson Lane, across from Northcross Mall, the term "Midtown" or "Uptown" isn't wholly out of the question. With major revitalization



happening on Burnet Road, the city center seems to be packing its bags, riding the rails, and heading north.

Austinites are increasingly following a new urban trend in combining live, work, and play spaces, such as at Terraces on North and other developments cropping up along this north-south corridor.

The nature of the Burnet Road revitalization is dynamic in that local businesses are relocating along the once-dynamic street and remodeling old stock commercial spaces into non-cookie-cutter Austin-based operations, unlike the franchises found in other master-planned development communities. Amy's Ice Creams, Miguel's Imports, the Frisco Shop, and Pacha are all making themselves at home on a street already known for places like Upper Crust Bakery and the Omelettry.

Much as South Congress did in the mid-90s, moving from junk shops to chic boutiques and local

La Vid

urban homes



37 unique South Austin residences with a blend of craftsman architecture and contemporary finishes.

Starting at \$239,900
Only 4.5 miles to downtown.

512/921-8113 ☆ www.LaVidHomes.com ☆ 6708 Manchaca just North of William Cannon

**Unique modern amenities,
services and conveniences**

**Superior customer service
and professionally managed
by Greystar**

A place you can call **HOME**

Move In today!

**Experience Austin with
locations near fine
dining, shopping and
Downtown**

**From Urban Style to
West Campus to Lakeside
living, Greystar has it all!**

Live well with Greystar

Enjoy

**SPECIAL
SAVINGS**

OF \$750

when you make your reservation and present this ad
at any one of the communities listed



The Venue on Guadalupe

2815 Guadalupe Street

Austin, TX 78705

Ph: 512-473-3706

www.VenueonGuadalupe.com

VenueonGuadalupe@NewHome1.com



Greystar Red River Flats

901 Red River

Austin, TX 78701

Ph: 888-279-5920

www.GreystarRedRiverFlats.com

RedRiverFlats@Greystar.com



Greystar South Congress

3809 South Congress

Austin, TX 78704

Ph: 888-282-4671

www.GreystarSouthCongress.com

SouthCongress@NewHome1.com



The Estate on Quarry Lake

4600 Seton Center Parkway

Austin, Texas 78759

Ph: 512-418-7600

www.EstateonQuarrylake.com

QuarryLake@Greystar.com



City View

4900 E. Oltorf Street

Austin, TX 78741

Ph: 512-707-8439

www.AustinCityView.com

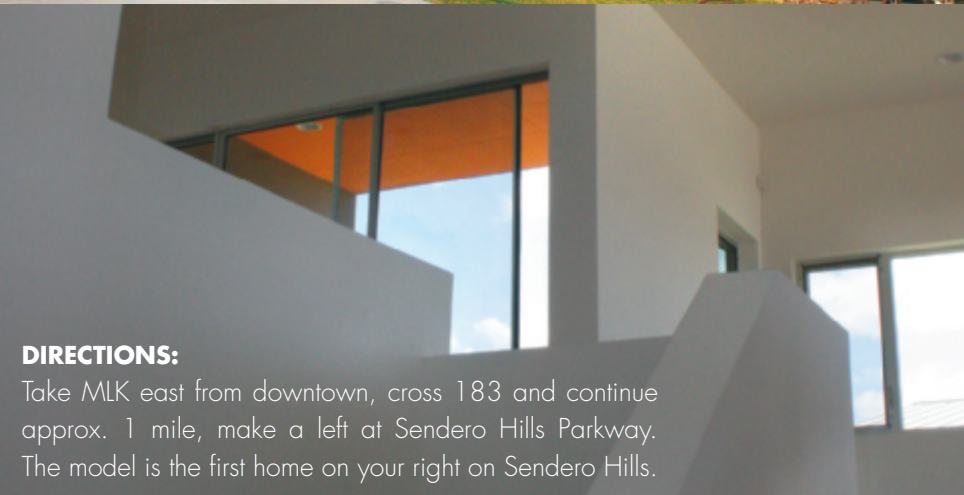
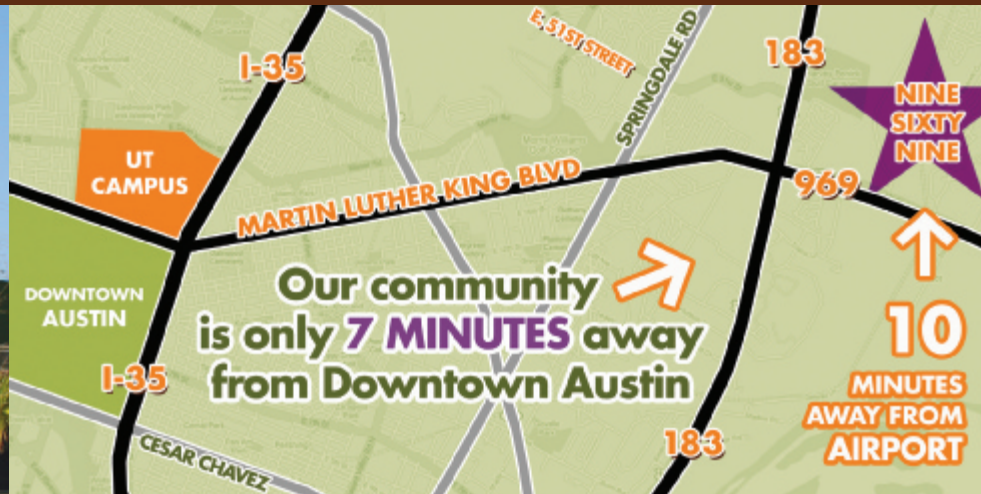
CityView@Greystar.com

GREYSTAR



GreystarManagement.com

10 ARCHITECTS / 50 DESIGNS / 500 UNIQUE HOMESITES
 ONE SUSTAINABLE VISION FOR THE FUTURE
N I N E S I X T Y N I N E



DIRECTIONS:

Take MLK east from downtown, cross 183 and continue approx. 1 mile, make a left at Sendero Hills Parkway. The model is the first home on your right on Sendero Hills.

agave
ARCHITECTURAL

Contemporary Living
Priced from the 250Ks.

agave
DESIGN

Grand Opening
Priced from the 190Ks.

THE villas

Mediterranean Style
from the 170Ks.

fiore

Coming Soon!
from the 300Ks.



MODEL OPEN DAILY / CALL FOR HOURS AND DIRECTIONS

www.NineSixtyNine.com / 512.927.2626



eateries, Burnet Road's Fifties-style drag of old strip centers is set to become "the next big thing."

The turnaround is starting to reach critical mass, and is redefining the face of North Central Austin. This is especially true in the case of housing.

Terraces on North, a live/work project in the truest sense of the concept, is a community of eight residential condos and two office units located on North Street, just south of Burnet Road and North Loop Boulevard. The project was designed by green-building architect David Webber of Webber Studios, from PBS's This Old House – Austin edition.

Uniquely conceived, the site is zoned light-office, which gave the developer the potential to provide much needed live/work space that, until now, could only be found Downtown or in East Austin. Terraces is comprised of two buildings, with a motor court that allows dual entrances for living and office space. By providing two separate entries, the owner can see clients on the ground floor without having them enter their private space or any portion of the rest of the dwelling.

Incorporated into the unique design is a large terrace for each owner, ranging from 219 to more

than 600 square feet. This design feature is very much in keeping with the front-porch culture found throughout this bungalow neighborhood, and further reinforces that the average Austinite embraces nature and desires an outdoor living space for cooking, dining, and entertaining.

Clean and straightforward lines define the interiors, with wood floors, stainless appliances, high ceilings, lots of windows, and an industrial, loft-like feel that reflects current, almost gallery-like, trends in modern architecture. With residential pricing starting at \$315,500 and office space beginning at \$145,000, future residents will surely be whistling all the way to work ... downstairs.

Terraces on North is located at **1501 North Street**, and is marketed by Lyon Gegenheimer, Broker, Lyon Real Estate, at **499-0499**. Visit online: www.terracesonnorth.com.

Goldwasser Real Estate

East Austin Condo Market Blossoms With New Developments

The promise of attractive East Austin real estate is coming to fruition, thanks to a recent surge in

new residential construction. The area that many buyers once avoided is now arguably at the forefront of real estate development, as prices have continued to rise around Central Austin.

Austin's experience mirrors a nationwide trend of renewing city centers for residential use, which has been further accelerated by rising gasoline prices. Buyers are increasingly looking for close proximity to where they live, work, and play. Projects near light rail are enjoying special interest, and East Austin has Austin's light rail map all over it.

A diverse mix of young professionals, students, and families have begun moving to the East Central area, changing the face of this neighborhood that is popular for its close proximity to Downtown, the airport, lakes, Barton Springs, Zilker Park, SoCo, and the Sixth Street Entertainment District.

Unlike many condo projects Downtown, which cater largely to upscale clientele, many units being built on the Eastside are quite affordable for those with moderate incomes, says Greg Cooper, vice president of Sales for Goldwasser Real Estate, Keller Williams Realty.

"Condo prices in East Austin are really very reasonable," Cooper



says, pointing to East End Flats, located on East 12th Street, where prices start at \$140,000. Views of Downtown, the Capitol, and the UT Tower are available in the \$175,000 range.

The mixed-use community offers three commercial units on the first floor, plus three levels of one-bedroom condos with a sleek, modern design. The building includes a wide array of upscale amenities such as granite counters, balconies, stained concrete and maple wood floors, recessed lighting, walk-in closets, washer/dryer hookups, and double-insulated walls.

Sales have been brisk at Waterstreet Lofts, where only eight units remain for sale. Priced from the low \$200,000s, the complex of upscale condos is just blocks from Downtown, Festival Beach, and Fiesta Gardens, where longtime Austinites remember watching Aqua

Fest activities along what was then Town Lake. Today, the location at Cesar Chavez and Comal Streets offers easy access to the hike-and-bike trails and parks along Lady Bird Lake.

In addition, residents at Waterstreet Lofts enjoy amenities such as gated parking, stained concrete and bamboo floors, 10- to 22-foot ceilings, stainless steel appliances, and downtown views from some units.

Many residents are also drawn to the area for its cultural diversity, Cooper says. Also, unlike downtown high-rises, most condo developments in East Austin are smaller complexes with just a few levels and a couple dozen units, fostering a sense of community. Complexes such as Waterstreet Lofts feature a private community courtyard for residents to use.

With all the development, prices are likely to rise as the area becomes more attractive. "I encourage my clients to buy now, while the area is still affordable," Cooper says. "I believe we're witnessing just the beginning of this renaissance in East Austin."

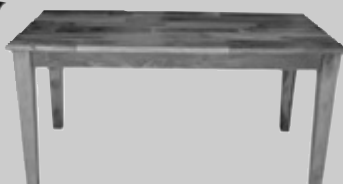
Call **485-7253** or visit online: www.eastendflats.com and www.goldwasserrealestate.com.



PAISLEY HOME

elegant home furnishings

[your new import connection]



30-50% OFF

ENTIRE STORE

Warehouse Sale!

NEW ARRIVALS OF ONE-OF-A-KIND PIECES

6015 DILLARD CIRCLE
ACROSS FROM HIGHLAND MALL
NEXT TO TEXAS FLOORS

331-4285





20%
mod gallery
sale



introducing
mod gallery @ **NEST**
S T

1009 west 6th street. austin. tx. 512.637.0600
mon - sat. 10 - 6 sun 1 - 5 www.nestmodern.com