

home gallery

NINE SIXTY NINE
The Biggest Names in Modern Architecture alongside
The Smallest Energy Costs... & Affordable Pricing



www.NineSixtyNine.com / 512.927.2626

Lowest price condo in LS!

4202-C Hudson Bend Rd.
2-1.5-1 Darling first place!
Updated stainless steel
appliances, countertops, tile,
carpet, paint, lights, blinds
and mirrors. Computer nook,
indoor utilities, deck and
garage. 1086 TCAD. Call for
appointment.

MLS# 5511150 **\$118,000**

Stop procrastinating or lose the 8K tax credit!

MARY RACKHIND, REALTOR® • HENDERSON REAL ESTATE
mary@bestaustinagent.com • 512-431-4339



Windows in Living Room Overlooks Rolling Hills! Motivated sellers!!!
MLS# 6663438

For more information, please call
Fred Meyers at 512.517.2300 or
512.323.9006

For thousands of Austin area listings,
please visit www.AustinCityLiving.com

Crystal Falls- Leander
1704 Del Paso
PRICE JUST REDUCED!
\$547,500!!!!
5 Beds/4.5 Baths- 5,068 sq.ft.
on 2.69 Acres!- Negative Edge
Pool, Unbelievable Views,
Stainless Steel Appliances,
Granite Countertops, Wall of



RESIDENTIAL GROUP
Homes & Real Estate Services



Modern lines grace the design of this close-in fully updated Westlake area home. Gorgeous landscape, walls of glass, soaring ceilings, granite & stainless kitchen, hardwood floors, cool master, top schools.

Jeff Harris, Broker. 512-917-8142
www.centralaustineliving.com

3br/2.5ba.
205 Blue Ridge Trail.
\$485,000

OPEN THIS SUNDAY 1-4PM



BROOKSIDE-ESTATES
Great 3 bedroom, 2 bath home with 2 car garage and huge yard near Mueller. Easy access to downtown.
Virtual tour available at www.RealtorThatCooks.com
1812 Greenbrook Parkway, MLS #4474979. Offered by RE/MAX Capital City Realtors, Greg Petroszewicz, Realtor, ABR, GRI **512-744-4147** DIRECT

continued apt/condo/ townhome

SOUTHWEST

AustinCool.com

(512)693-7231
UPSCALE 2BDRM,
W/D \$895

Sunset Valley area

3BDR \$1080
AUSTINCOOL.COM

SOUTHWEST apartments-
austin-tx.com 693-7290
Min.to downtown, custom
kitchens, granite/wood, 2/1
\$825 plus month free!

WEST Far West-Located on
the UT Shuttle Route, this
community features many
amenities including: tennis
and volleyball court, swimming
pool, fitness center, picnic area
and clubhouse. Walk-in closets,
wood floors and fireplace. Don't
miss out on downtown living.
1/1 starts at \$539 and 2/2 starts
at \$750. Call Chris Bee, REAL-
TOR with Avignon Realty,
512-293-7737.

duplex/ houses

CENTRAL Two West Cam-
pus Spacious & Cute 1 1/1's w/
HW floors, lot's of large win-
dows and one covered park-
ing in rear. Window unit a/c's,
cats & TINY dogs welcome,
no W/D conn. & no laundry
on property. \$800 & \$550.
1209 West 22nd 1/2 A & C.
Matthews Properties, Rollo
731-6799,
matthewsproperties@yahoo.
com

CENTRAL

Crestview house near rail.
Spacious3/2 Pets ok, window
AC,fenced \$1175 632-7484

CENTRAL 3201-A Maywood
3/2 comfily, ranch style du-
plex, sunken living room, 1
car garage, in shaded Tarry-
town neighborhood, quick
access to Mopac and down-
town, w/d conn. \$1,250. Beck
& Co 474-1551
brad@beckandco.com

CENTRAL 2316 Enfield Rd.
#104, 3/2.5-2-story townhouse
in the heart of Tarrytown, close
to downtown, easy access to
Mopac, 2 sizable bedrooms, one
office/sm. Bedroom, w/d conn, 2
living areas, private patio, \$1,395.
Beck & Co 474-1551
brad@beckandco.com

CENTRAL

EFF \$495

AVAILABLE NOW!

Guadalupe & 45th

(Cable & Water paid)

Owner Managed

15 Locations

Waugh Properties, Inc.

(512) 451-0988

CENTRAL

Really Nice 2 bed 1 bth, near
UT. CA/CH. All Appliances,
W/D. Hardwood Flrs, Ceiling
Fans. Fenced Yard over-
looking creek. \$1150.
512-923-5390

CENTRAL Tarrytown Tree-
house garage apt 1/1 w/ bo-
nus and \$100 Move in
Special!!! View into the trees,
hardwoods, window unit a/
c's, cats welcome, no W/D
connections, \$795, 1509-B
Elton. Matthews Properties,
Rollo 731-6799,
matthewsproperties@yahoo.
com

CENTRAL

Vintage and unusual
houses, duplexes, apart-
ments. See photos, floor-
plans, and details at
barkleyhouses.com 472-2123

CENTRAL Tarrytown, im-
maculate 2/1 duplex w/ \$100
move in special, large master
bedroom, covered parking,
fireplace, CA/CH, large fenced
patio, all appliances, indoor
W/D connections, outside
storage. Small pets welcome!
\$975. 2804-A Warren, Matthews
Properties, Rollo 731-6799,
matthewsproperties@yahoo.
com

CENTRAL

Travis Heights Large 1 bed-
room with W/D, Great Loca-
tion, Walk to Park and SOCO.
Asking \$1000. Cats OK.
Cindy Spears 512-825-4663

CENTRAL EAST

6402 Johnny Morris Rd. Lg
3/1, hdwds/cach/fans/appls.
WD conn, HUGE yard.
\$1000. 472-2097, 848-3061

NORTH 8516 Shenandoah, 3/
2 spacious house with 2 liv-
ing areas, covered back
porch, large shaded back
yard, w/d conn off of kitchen,
2 car garage, master bath att
to master bedroom. \$1,050.
Beck & Co. 474-1551
brad@beckandco.com

NORTH CENTRAL Great 2/1
duplex located near the Do-
main featuring fresh paint, 1
car garage, w/d connections,
and fenced in backyard. Pets
OK. \$775/month Call 512-
636-0685

NORTHEAST New home,
3 bed, 2 bath, 2 car, near
samsung and downtown.
1600 sqft, \$1200, \$600 off, 217-
7943, <http://953111.rentals.com>

NORTHWEST Spacious!
Fenced yard, corner lot, quiet
road in RRISD. 8410 A Fathom
Circle. \$795. 512-258-5927.

SOUTH ALL BILLS PAID '04
gorgeous cottage dplx + free
net. cable landry. Remod 3
large br beau yards 2 min to dt
\$1600 sbrudniak@hotmail.com
512-447-2658 pics: 608fletcher.
shutterfly.com/

SOUTH CENTRAL 1906-B
Blue Crest 2/1 cozy duplex in
the heart of South Lamar /
South Austin funky/cool
78704 neighborhood, walking
distance to Zilker Elementary,
down the road from Barton
Springs Pool, easy, quick ac-
cess to downtown! \$825,
Beck & Co. 474-1551
brad@beckandco.com

SOUTH List of available du-
plexes & homes. Quick &
courteous Realtor. Call Rick
@ 447-7368 w/Properties Plus

SOUTH Great 2bed/1bath in
a 4-plex just 2 blocks from St
Eds. Only \$675 *Also have a 1/1
there for \$525. Avail Now! Trash
pd. Ample pkg. Call Campus
Condos 2day! 474-4800

SOUTH South off Convict Hill
and Mopac Spacious 3/2 w/
\$100 Move In Special, all
appl., w/d included, huge
deck, 2 car garage w/ open-
er, large yard w/privacy
fence, country kitchen, ceil-
ing fans Huge master with
bath garden tub and sepa-
rate shower. No indoor smok-
ing. Pets welcome! \$1,050.
7903 Nairn. Matthews Prop-
erties 454-0099, Rollo 731-
6799,
matthewsproperties@yahoo.
com

vacation

INVESTMENT PROPERTY

Wanted Partner,

Investor or Builder...

to develop 21 townhomes for
time share use. Joint venture.
2 blks across the street from
NEW DALLAS

COWBOYS STADIUM! Call
Michael 817-333-9490

office/ commercial

INVESTMENT PROPERTY

Wanted Partner,
Investor or Builder...

to develop 21 townhomes for
time share use. Joint venture.
2 blks across the street from
NEW DALLAS

COWBOYS STADIUM! Call
Michael 817-333-9490

KYLE

WAREHOUSE SPACE
AVAILABLE!

10,000 sq. ft. warehouse w/
loading dock.

IH-35 So. Exit 213 right on
feeder (Kyle, TX)

\$2,800 per month

Call Raymond:

512-656-5958

roommates

CENTRAL Responsible non-
smoking female roommate:
Furnished, large room with
private bath, 3 closets (1 walk in).
6 blocks to UT/ Capitol. Secure.
\$800, plus bills. sibley1@me.com

METRO SOBER LIVING

Furnished, Central, South &
North. Wifi-Cable-Phone.
ABP. \$125/wk. 512-921-8182
admin@thecleanhouse.org

METRO ALL AREAS - RENT-

MATES.COM. Browse hun-
dreds of online listings with
photos and maps. Find
your roommate with a click of
the mouse! Visit: <http://www.Rentmates.com>. (AAN CAN)

ROUND ROCK West Round
Rock 1 bedroom, bathroom, and
one side of garage. Near 620
and O'connor. Washer/dryer,
Internet included. Share house
with nice yard. Get your own
bedroom, bathroom, and one
side of the garage. Payment:
\$450 per month. Plus half
electric, water, and gas. Term: 6
months - then month to month.
Date available: NOW Close to
the Dell and Apple Occupant:

1. Age 35, Male (straight) 2 and
nice dogs. Occupation: Profes-
sional. Looking for: Age group:
25-50. Gender: Female or Male.
Smoking: Outside smoking only.
Cleanliness level: Average Can
use living room, kitchen, and
laundry. 400 Deposit. Available
immediately Park and Brushy
Creek Trail within walking dis-
tance as well as Frisbee golf. Call
Christian 512-797-7059 or email
applewhitec@mac.com

SOUTH MBR/Bath 4 rent in
2/2 condo South Congress. Gnd
floor, gated complex w/pool.
Common rooms furnished.
\$599 + util. house_solutions@
verizon.net

SOUTH Looking for a room
or roommate in the greater
austin area? Call us today at
800-488-8050 or goto www.roommateexpress.com.

**SOUTH - QUIET, NO-NON-
SENSE LIVING** - Large room in
lovely home in South Austin.
Quiet, peaceful neighborhood.
Deck overlooking greenspace
in back. Fenced yard. DSL &
ABP. Close to ACC, quick route
to St. Eds, downtown. Avail.
Oct 1st. References required.
512-916-0455. Leave name and
number twice.

SOUTHEAST 3 Bedroom 2
bath house, fenced yard, cen-
tral a/c heat in Dove Springs.
House is across the street
from a park and on street with
little traffic. \$400/month plus
1/2 bills. Call Kyle at 444 3570
after 5pm.

SOUTHWEST One resp.
person to share home w/2
small dogs near Wm Cannon/
SFIRST. \$475-One BR,your own
study,priv bath,W/D and ABP
gas/elec/water). 512-825-0994 or
poetdelrio@earthlink.net

real estate for sale

BARTON HILLS Austin \$389K
by Owner. 3/2. New paint, tile,
granite. Large open living w/FP.
327-4964.

CEDAR PARK

AustinCool.com/sales

SEARCH 11,000
AUSTIN SALES

LISTINGS!

FREE BUYER REP

(512) 693-7231

AUSTINCOOL.COM

CENTRAL
OPEN SUNDAY 1-3

Modern lines grace the de-
sign of this close-in fully up-
dated Westlake area home.
Gorgeous landscape, walls
of glass, soaring ceil-
ings,granite & stainless
kitchen, hardwood floors,cool
master, top schools. 3br/2.5
ba. 205 Blue Ridge Trail.
\$485000 Jeff Harris,
Broker. 512-917-8142.
www.centralaustineliving.com

CENTRAL 1017 E. Riverside,
Unit A: \$415,000 Unit B:
\$445,000. 3/2.5 in each.
EnergyStar rated! Breathtak-
ing city views from rooftop
sun deck! Designer fixtures,
hardwood flooring, stainless
steel appliances! Across the
street from Town Lake! MLS#
8652309/7617991. For more
information please call Fred
Meyers at 512.517.2300 or
512.323.9006. For listings
of Austin area townings visit
www.austincityliving.com.

CENTRAL 1210 Windsor Rd.
#107. Incredible location!
Walking distance to Clarks-
ville district and Whole
Foods, established commu-
nity, stainless appliances,
granite counters, wood/slate
floors, upgraded lighting, uti-
lities included in HOA!
\$215,000. Call Fred Meyers
517-2300.
www.austincityliving.com

CENTRAL

3/2+ LOFT

\$679,000 SHOAL

CREEK BLVD

* 2024sq.ft.

Modern design nestled in
central Austin's Shoal Creek
neighborhood . Live on hike
and bike trail and near some
of Austin's finest restaurants,
entertainment, and recrea-
tional spots. Extensive shelv-
ing and storage with polished
concrete and bamboo floor-
ing throughout. Home in-
cludes maple cabinetry,
commercial grade Richlite
countertops, European fix-
tures, all stainless appliances
and expansive light filled stu-
dio/loft space. Private rooftop
balcony off the master suite
that is wired and plumbed for
a hot tub or outdoor kitchen.
Garage space. Built with me-
ticulous attention to detail,
this home is one-of-a-kind.

Call Team Real Estate
for show!

(512)416-8333

austindowntownliving.com



CENTRAL

BROOKSIDE ESTATES -
Great 3 bedroom, 2 bath
home with 2 car garage &
huge yard near Mueller. Easy
access to downtown.

1812 Greenbrook Parkway
MLS#4474979. Open House
Sunday 1-4. REMAX Capital
City Realtors, Greg Petrosze-
wicz, Realtor, ABR, GRI
512-744-4747
RealtorThatCooks.com

CENTRAL 2520 Bluebonnet.
Starting at \$349,900. Model
open daily 12-4pm. Incredi-
ble 3 story townhomes with
breathtaking views, bamboo
flooring, natural stone sur-
faces, and stainless steel
appliances! Wine refrigerator
included! Definitely a must
see! MLS# 8106565. For
more information please call
Fred Meyers at 512.517.2300
or 512.323.9006. For thou-
sands of Austin area listings
visit www.austincityliving.com.

CENTRAL

DOWNTOWN LOFT
EXPERTS

Starting at \$190K!

Wood, stainless appliances
& more!

(512)693-7231

All downtown listings at:

AustinCool.com/sales

AUSTINCOOL.COM

CENTRAL 1946, 753sqft, 2/1.
Rejuvenated, Beautiful and
Energy-Efficient. Huge shaded
back yard. Conveniently lo-
cated. Sean 828-7599. \$195K

CENTRAL EAST

AUCTION DEAL on
NEW LOFT CONDO!
3 Weeks Only!

*2 mi. to downtown

*Spacious floor plan

*Corner unit: many windows

*Private Balcony w/ DT view

*Maple flooring

*Granite counters

*Gated covered parking

*LOW down payment!

*Bike to Town Lake, UT!

2931 E 12th St. #300, 78702

Starting bid: \$113,000

(30% below list price!)

EastEndFlatsAustin.com

/auction

512-788-9266

EAST

UP TO \$50,000 OFF
LAST TEN HOMES!

\$10,000 DESIGN CENTER
ALLOWANCE! \$6,000 FIRST
TIME BUYERS INCENTIVE!

NINE SIXTY NINE

• Top Modern Architects

• Green Built

• Minutes From Downtown

Model Open Daily Mon-Sat

10am-7pm, Sun 1pm-7pm

5237 Sendero Hills Pkwy,

Austin TX 78724

www.ninesixtynine.com

Keller Williams

(512) 927-2626

INVESTMENT PROPERTY

Wind Farm Sale: 160 acres in
Ellsworth County, KS,
including 3 wind turbines.
Sheriff's Sale, Oct. 6, 2009.
kswindfarmsale.com

NORTH

AFFORDABLE
CUSTOMIZABLE
NORTH AUSTIN
CONDOS

1 & 2 story condos
TONS of OPTIONS!

Features: Attached
garages, fenced yards,
Energy Star construction,
HUGE floor plans,
convenient location.

Massive discounts on
Next 15 units sold!
Call today!

www.MountainCreekRanch
Condos.com
512-501-2022

ROUND ROCK

ROUNDROCK 3-2-2

GM ROOM, Owner Finance.

No credit check, immediate
move-in. \$10K DN/Best Offer.

Mike 713-598-8665