



TODD BURGENER

AT DOUGLAS ELLIMAN REAL ESTATE

PROPERTY OVERVIEW

1117 STOBAUGH ST

PALM SPRINGS MODERN MEETS JAPANESE-INSPIRED LANDSCAPE

Palm Springs mid-century modern architecture paired with an expansive Japanese-inspired landscape for private, resort-style living in Central Austin.

Architecture gives the home its identity. The landscape makes it unforgettable.

The Setting

- Private ~one-third-acre flag lot set well off the street with full-property 8-foot stained privacy fencing.
- Dramatic entryway with semi-occluded seating area, raised walkway over a decorative swale and pond with aquatic plants and trickling falls. Enclosed by a mature ginkgo tree and three walls of stone, glass, and ipe.
- Fully surrounded Japanese-inspired gardens
- A deep koi pond with stone aquatic plant stands, custom bridge, bubbling stream, two falls, and a plethora of fish.
- Yatsushashi raised walkways leading you through green tunnels of vegetation.
- Mature manicured landscaping of non-spreading bamboo, ginkgo, dogwood, mountain laurel, bicolor iris, creeping juniper and numerous Texas-friendly plantings.
- Numerous private seating nooks to either be shaded below mature trees or enjoy the evening sky and sound of running water.
- Custom pool and oversized spa with new stone (PebbleSheen Arctic White) finish and abalone shell inlay.
- Covered outdoor kitchen with Massaranduba Brazilian hardwood decking, Ipe bar and Lynx 36-inch natural-gas grill with rotisserie.
- Smart landscape lighting and whole-property audio extend the resort atmosphere into the evening.

Architectural Character

- Palm Springs mid-century modern, with low slung roof lines with a strong indoor-outdoor focus. Built by Metrohouse, known for introducing Austin to boutique moderns.
- Concrete floors and a material palette of Ipe, stone, and Hardie siding.
- Three-car garage including glass door lift to back deck, creating a breezeway for yard access or to extend the deck's covered square footage.
- Every bedroom includes a full bath and exterior access; totaling 4.5 baths. Primary suite with two shower heads, body jets and freestanding soaking tub.



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LIVING & ENTERTAINING

DESIGNED BEYOND THE ORDINARY

FLEXIBLE SPACES, SERIOUS ENTERTAINING INFRASTRUCTURE

A flexible floor plan, serious entertaining infrastructure and substantial behind-the-scenes improvements make this much more than a visually compelling home.

Flexible Living

- Connected full guest / in-law apartment with independent exterior access, kitchenette, refrigerator hookup and stacked washer/dryer hookups (currently used as office nook), mini-split, and deadbolted door to rest of house.
- Butler's kitchen for additional prep, storage and entertaining.
- Custom oak and frosted glass barn door separates the primary area from secondary bedrooms / offices.
- Pool access to both the powder room and primary suite.
- Mature custom living wall with powder-coated and pond-liner steel basin and automated watering.

Kitchen & Appliance Package

- Dacor Heritage refrigerator (DRF36C100SR, 24.5 cu. ft. Counter Depth French Door Refrigerator - Pro Handle).
- Thermador Pro Harmony range / stove (PRG304WH 30" Gas Range - 4 Burners - Natural Gas).
- Thermador Sapphire Dishwasher (DWHD770WFP - 42 dBA - Flexible 3rd Rack - Star Dry - Pro Handle).
- Marvel beverage refrigerator (MP24RAS4LS 24" Professional All Refrigerator with MaxStore Bin - Stainless Steel).
- Marvel Professional Clear Ice Maker (MP15CPS3RS 15" Clear Ice Maker - w/ Pump - Stainless Steel).
- Tidal I Under-Cabinet high-CFM exhaust hood (AK7300AS, 700 CFM).
- LG front load washer (5.0 cu. ft. Mega Capacity Smart Wi-Fi Enabled WM4500HBA).
- LG natural gas dryer (7.4 cu. ft. Ultra Large Capacity Smart Wi-Fi Enabled Front Load Gas Dryer with TurboSteam DLGX4501B).
- Lynx 36-inch natural-gas outdoor grill with rotisserie (L36PSR-2-NG).



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SYSTEMS & TECHNOLOGY

COMFORT, EFFICIENCY & CONNECTIVITY

MEANINGFUL UPGRADES BEYOND THE COSMETICS

The home pairs its distinctive design with substantial mechanical, electrical, air-quality and connectivity improvements.

Comfort, Air Quality & Efficiency

- Balanced-pressure whole-house Energy Recovery Ventilator with filtration for filtered fresh air without heat/cool loss (BROAN NuTone B210E75RS).
- High-efficiency furnace and upgraded air handler (4 ton Trane XR17 horizontal 95 AFUE gas system, installed 2019).
- Navien gas hot water heaters (2 Navien NPE-240A NG, installed Feb. 23, 2021). Also include pipe covers with thermal shielding and pipe heaters.
- Compressor soft start to reduce startup strain and improve compatibility with backup-generator use.
- Whole-house surge protection installed inside both main electrical panels.
- April 2019 roof upgrade using Puma XL polyurethane-modified acrylic coating for reflectance, insulation performance and easier maintenance.
- Hardie-board fascia replacement for roof longevity.

Technology

- Wired for Google Fiber with five provided mesh extenders.
- Extensive ethernet coverage with two TP-Link TL-SX1008, 8 Port 10G/Multi-Gig Unmanaged Ethernet Switches. POE capable.
- Whole-house and pool-area audio.
- Smart landscape lighting (three Ring smart lighting transformers).
- Smart irrigation (Rachio 3, 16 zone).



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GARAGE, VALUE & DESIGN PEDIGREE

DETAILS THAT ARE HARD TO REPLICATE

A RARE SITE, MATURE LANDSCAPE & THOUGHTFUL INVESTMENT

Beyond the finishes, the property combines a rare site, mature landscape, flexible spaces and meaningful systems upgrades.

Three-Car Garage

- High-R-value (18.4) garage doors with mirrored windows, high-lift rails and wall-mounted openers; primary bays include battery backup. Door to back yard is full tempered glass framed in anodized aluminum.
- Oversized mini-split system creates flexibility for gym, studio, workshop or other regular-use activities.
- Breezeway relationship to the outdoor kitchen allows entertaining to flow naturally between spaces.

Why It Supports Value

ARCHITECTURAL IDENTITY A documented Palm Springs mid-century modern home by Metrohouse rather than a generic newer contemporary build.

PUBLISHED GARDEN The Japanese-inspired landscape has been featured by Austin Monthly and Houzz.

YEARS OF MATURITY Established trees, bamboo, shade canopy and layered plantings cannot be recreated overnight.

RARE CENTRAL AUSTIN SITE Approximately one-third acre, flag-lot privacy and 8-foot fencing create an unusually secluded setting.

COMPLETE RESORT ENVIRONMENT Pool, oversized spa, water features, outdoor kitchen, seating areas, lighting and audio work together as one experience.

FLEXIBLE GUEST QUARTERS Connected guest / in-law apartment with independent access and kitchenette adds meaningful versatility.

CONDITIONED 3-CAR GARAGE Insulated doors, high-lift hardware, wall-mounted openers and mini-split conditioning elevate an already rare feature.

SYSTEMS INVESTMENT ERV, HVAC upgrades, surge protection, fiber infrastructure, roof coating and durable exterior materials go beyond cosmetic improvements.

Published & Design References

- Austin Monthly - Transforming a Bland Backyard into a Japanese-inspired Sanctuary
- Houzz - A River Runs Through It in Austin
- Creede Fitch - 1117 Stobaugh : Metrohouse
- PebbleTec - PebbleSheen Arctic White

Marketing verification notes: Confirm current square-footage source and any representations regarding separate rental use before publication in MLS.