



BARTON SPRINGS

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THE ART OF LIVING: 1155 BARTON SPRINGS ADDS EXQUISITE DESIGN TO THE PERFORMING ARTS DISTRICT AT THE EDGE OF TOWN LAKE PARK

Low-Rise Luxury Residences to Offer Unparalleled, Unobstructed Views Overlooking Town Lake Park, The Long Center for the Performing Arts and Downtown Austin

AUSTIN—After years of planning, it was announced today that [1155 Barton Springs](#) will rise just south of Town Lake Park on the corner of Barton Springs Road and Dawson Road. 1155 Barton Springs will be a jewel box community of only 24 residences that is certain to become a destination address for Arts patrons and those seeking an active, urbane lifestyle a mere block from the south shore of Town Lake and its famed hike & bike trail. Construction is expected to begin by the end of 2007 with the first residences ready for move-in by the second quarter of 2009. Although final pricing hasn't been announced, the units are expected to range from \$1 million to approximately \$6 million.

"1155 Barton Springs will be a beautiful addition to the arts district. Town Lake Park is at its doorstep, allowing unobstructed views toward Town Lake and the beautiful Austin downtown skyline," 1155 Barton Springs Principal and development team member Elisabeth Waltz said. "The Long Center for the Performing Arts will be the permanent home for Austin's resident ballet, opera and symphony companies and is within walking distance, as are many other cultural venues. Our project will appeal to patrons of the arts and anyone else who appreciates privacy, beauty, natural light, and the best available in construction materials and design. We believe 1155 Barton Springs embodies the spirit of Austin and are committed to executing the details of this project with the level of care and excellence that a world traveler expects in his or her own home. It is an architectural jewel and destined to be an Austin landmark."

Designed by acclaimed architecture firm [Overland Partners](#) (The Ladybird Johnson Wildflower Center), and with general contracting by [White Construction](#), these extraordinary residences (ranging in size from 1600 to more than 6200 square feet) will incorporate environmentally sustainable design principles, systems and materials, following LEED guidelines and methods developed by the U.S. Green Building Council. Each unit is fully-customizable by the buyer and will include spaces designated as "outdoor rooms" to take full advantage of the indoor/outdoor lifestyle that so many Austinites enjoy on a daily basis.

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1155 Barton Springs enjoys an unsurpassed location on the edge of Town Lake Park and its 154 acres of amenities, including Auditorium Shores, the Dougherty Arts Center, the Zachary Scott Theater and the Palmer Events Center, as well as the in-progress Long Center for the Performing Arts, Austin's future premiere cultural center. Plus, with close proximity to downtown Austin, residents will be able to either watch the activity taking place below or be an active participant.

There will be two different portions of the project, one on the North side of the property and three buildings toward the southern side. The building fronting Barton Springs will be known as the Park Residences. The Spring Residences, indicating their proximity to a tree-filled hillside that will, of course, be preserved and incorporated into the overall design of 1155 Barton Springs. Details of the residences include:

Park Residences:

- Starting at approximately 3800 sq. ft. up to approximately 6200 sq. ft. (Includes outdoor living areas of approx. 500 square feet)

Spring Residences:

- Starting at approximately 1600 sq. ft. up to approximately 1800 sq. ft. (Includes outdoor living areas)

For more information, please contact Elisabeth Waltz at 512.220.1155, or visit us on the Web at <http://1155bartonsprings.com/>.