



 THE
PECAN
VALLEY

PECAN VALLEY TOWNHOMES

4022 VALLEY VIEW RD | 78704

SOUTH AUSTIN

CHRISTIE'S
INTERNATIONAL REAL ESTATE

— @PROPERTIES LONE STAR —





THE DEVELOPMENT

Imagine a home that's more than just a structure – it's a canvas for life's best moments. Pecan Valley Townhomes, brought to you by Alpha Builders Group, seamlessly blend modern luxury with heartfelt warmth. Located in the vibrant South Lamar area, these townhomes are designed for those who value both style and comfort. Discover where life's journey becomes more beautiful at Pecan Valley Townhomes.

KEY FEATURES

- New Construction
- Sleek, modern design
- 3-story residences
- Outdoor living on every level
- Attached garages
- Private yards
- Downtown views from select balconies
- Community dog park

THE TEAM

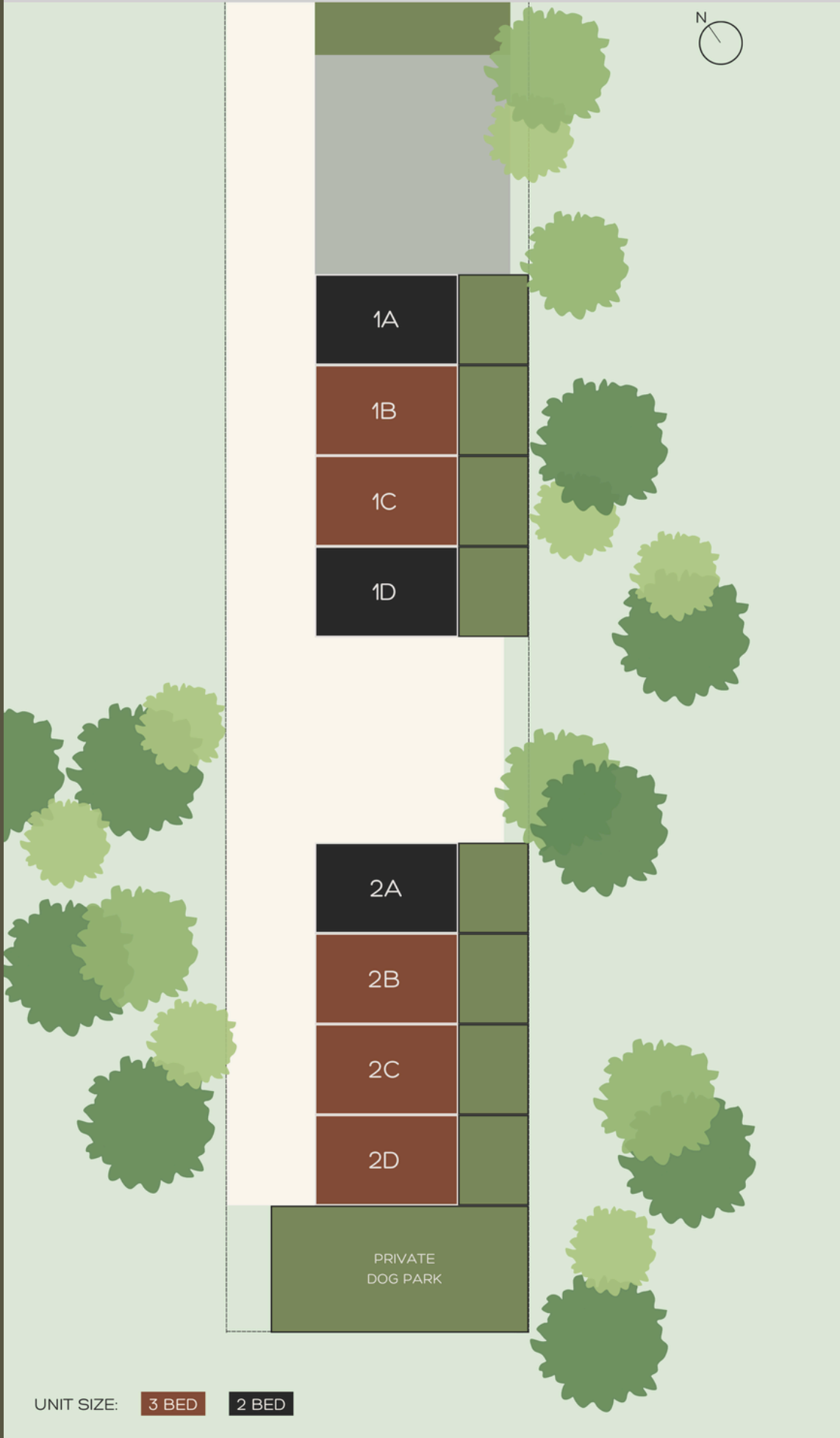
- Alpha Builders Group
- Pecan Investors
- The FAB Property Group

PROXIMITY

- ~ 10 minutes to Zilker Park
- ~ 12 minutes to Austin Bergstrom Airport
- ~ 10 minutes to Downtown
- ~ 20 minutes to The Domain

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VALLEY VIEW RD



UNIT SIZE: **3 BED** **2 BED**



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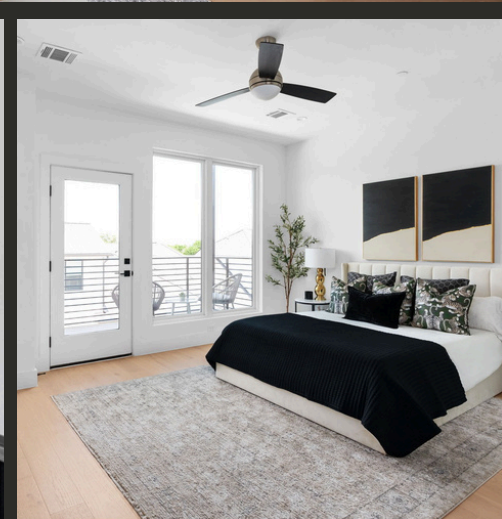


NESTLED IN THE VIBRANT HEART
OF SOUTH LAMAR, PECAN VALLEY
TOWNHOMES OFFERS AN
EXQUISITE BLEND OF MODERN
LUXURY AND COMFORT.



THE RESIDENCES

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Experience the perfect fusion of luxury and functionality in the heart of South Austin at Pecan Valley Townhomes, an exclusive 8-townhome development by Alpha Builders Group. This prestigious enclave epitomizes modern, convenient living and refined taste. Sophisticated urbanites will appreciate the open space concept, contemporary finishes, and premium amenities that include designer-selected light fixtures, custom modern cabinets, wine refrigerators, quartz countertops, and sleek hardwood floors.

Each townhome is thoughtfully equipped with advanced features such as a tankless water heater, EV charging port, durable metal roof, and a 6' privacy fence with a private yard and sprinkler system. Spacious Trex balconies and backyard covered patios offer optimal outdoor living choices, while furry friends will love the large community dog park. The homes are ENERGY STAR rated, emphasizing efficiency and sustainability. Inside, homes boast advanced connectivity and security, with living rooms pre-wired for surround sound 5.1 and TV/CAT6, ensuring high-speed connectivity throughout. First-floor doors and windows are pre-wired for security systems, enhancing peace of mind.

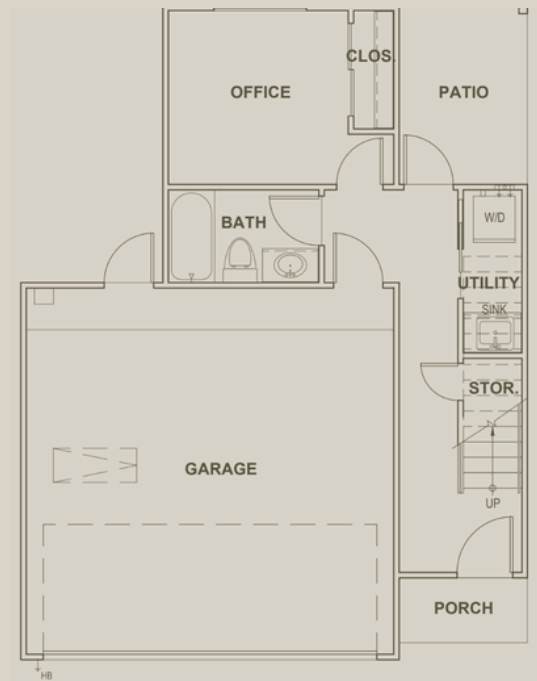
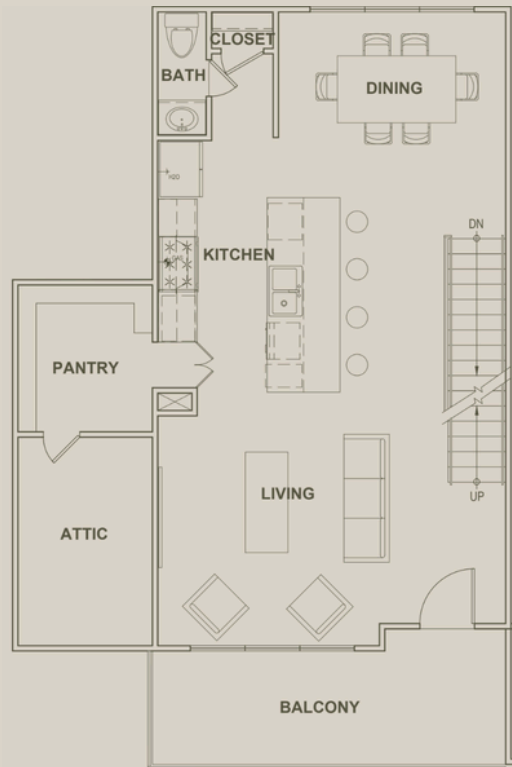
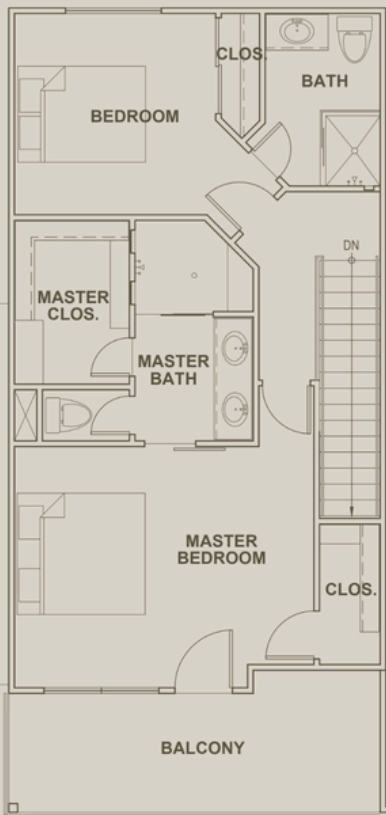
At the heart of each home is the chef's kitchen, featuring a large quartz waterfall edge island, custom cabinets, and quartz countertops and backsplash, perfect for entertaining and culinary exploration. The open-concept living area, enriched with modern finishes, opens onto private balconies in both the living room and primary bedroom, offering serene outdoor living spaces. The primary suite includes a luxurious en-suite with dual vanities and a custom walk-in closet.

Situated in a vibrant neighborhood just 5-10 minutes from downtown and within walking distance to South Lamar's dynamic dining and nightlife, these homes also offer proximity to St. Edward's University and St. David's Hospital. Select units boast exclusive views of the downtown Austin skyline from the third-floor balcony, combining the tranquility of a private retreat with the convenience of urban living. These townhomes cater to those seeking a lifestyle marked by luxury and connectivity in one of Austin's most sought-after neighborhoods.



3/BED

RESIDENCES

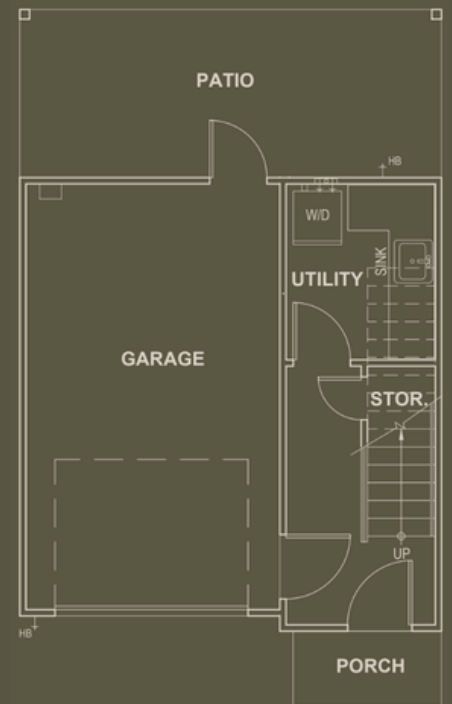
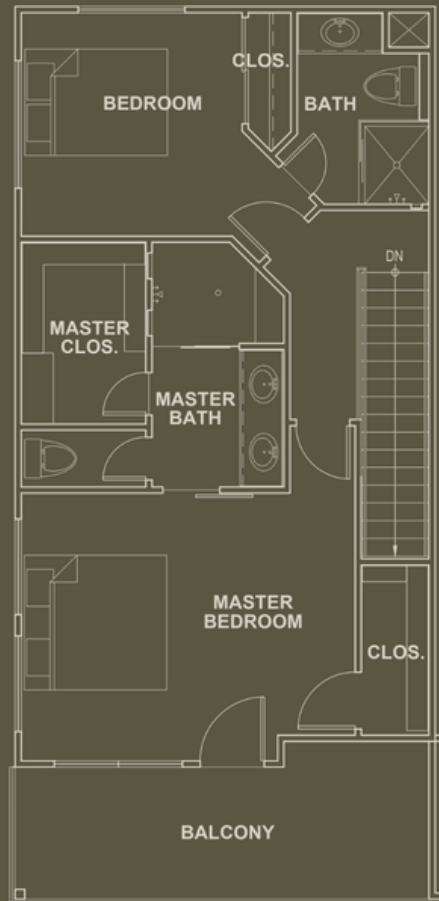
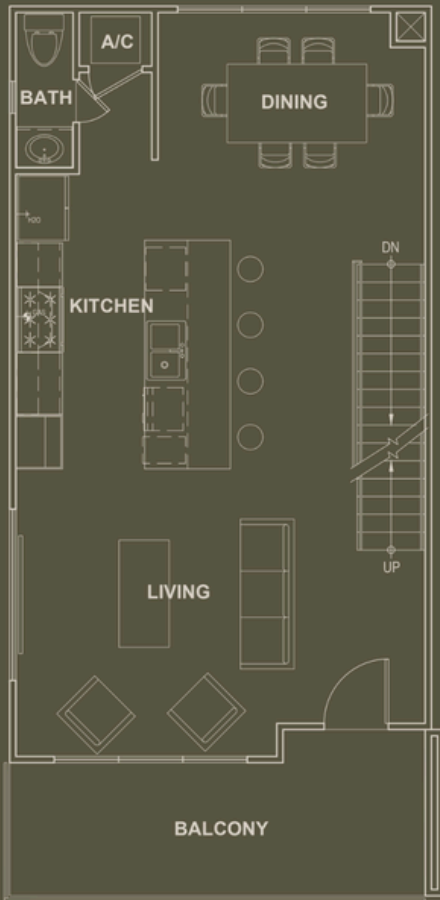


3 BEDROOMS
3 FULL BATHS
1 HALF BATHS
1,793 SQUARE FEET

3-BED EXCLUSIVES:
"SPEAKEASY" SPACIOUS PANTRY
WALK IN ATTIC
2-CAR GARAGE

2/BED

RESIDENCES



2 BEDROOMS

2 FULL BATHS

1 HALF BATHS

1,543 SQUARE FEET

2-BED EXCLUSIVES:

1-CAR GARAGE

SPACIOUS PATIO

A STUNNING LOCATION

Located in the heart of Austin, South Lamar is a neighborhood that buzzes with life. From eclectic dining and lively nightlife to peaceful parks and unique shopping, South Lamar offers an urban lifestyle with a relaxed vibe. Just minutes from downtown Austin and steps away from Zilker Park, this community is the ideal place for those who want to experience the best of city living.

A NEIGHBORHOOD
WITH CHARACTER

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LORO AUSTIN



BROKEN SPOKE



MATT'S EL RANCHO

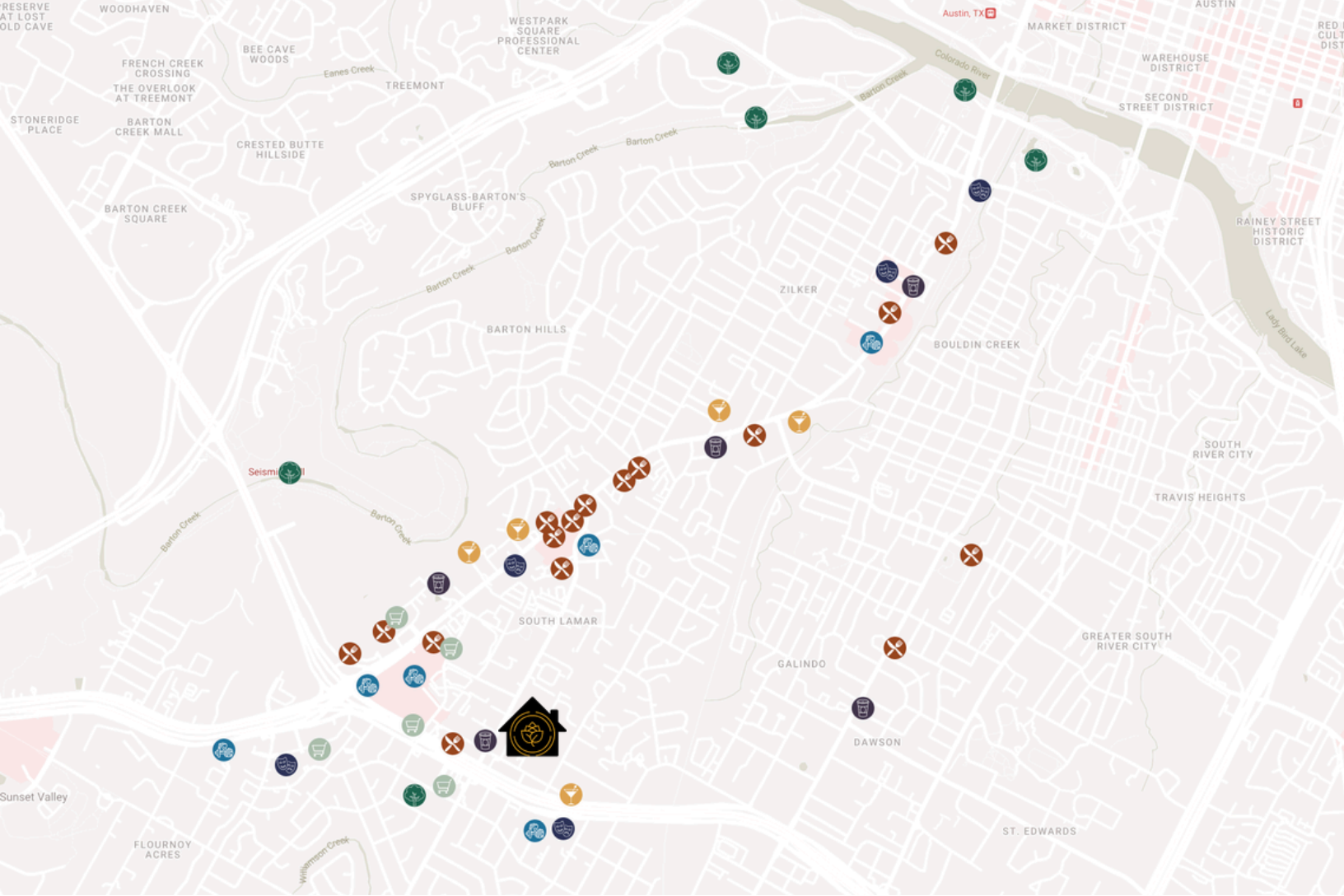


UCHI



BARTON SPRINGS POOL

AUSTIN'S
BEST
MINUTES
FROM
YOUR
DOOR



RESTAURANTS

- Dan's Hamburgers - 0.3 mi
- Pluckers Wing Bar - 0.9 mi
- Pinthouse Pizza - 1.1 mi
- Kerbey Lane Cafe - 1.2 mi
- Soup Peddler Juice Bar - 1.2 mi
- Phil's Icehouse - 1.2 mi
- Wholly Cow Burgers - 1.3 mi
- Matt's El Rancho - 1.4 mi
- Crepe Crazy - 1.3 mi
- Hunan Lion - 1.4 mi
- Hattie B's Hot Chicken - 1.5 mi
- Loro Austin - 1.9 mi
- Toss Pizzeria - 2.4 mi
- Ramen Tatsu-Ya - 2.6 mi
- Uchi Austin - 2.9 mi
- Habanero Cafe - 2.9 mi

BARS

- Casino South Side - 0.3 mi
- Easy Tiger - 1.2 mi
- Lavaca Street Bar - 1.3 mi
- Aviary Wine & Kitchen - 1.9 mi
- Bouldin Acres - 2.1 mi

PARKS

- Joslin Neighborhood Park - .07 mi
- Barton Creek Greenbelt - 2.7 mi
- Zilker Metropolitan Park - 3.2 mi
- Butler Metro Park - 3.4 mi
- Auditorium Shores - 3.4 mi
- Barton Springs Pool - 3.6 mi

ENTERTAINMENT

- Blazer Tag Adventure Center - 0.7 mi
- Regal Westgate Cinema - 1.2 mi
- Broken Spoke - 1.3 mi
- Alamo Drafthouse Cinema - 2.8 mi
- Peter Pan Mini Golf - 3.2 mi

GYM / FITNESS

- Gold's Gym - 0.7 mi
- LA Fitness - 1.0 mi
- TruFusion South Austin - 1.0 mi
- Austin Women's Boxing Club - 1.1 mi
- Black Swan Yoga - Westgate - 1.5 mi
- Pure Pilates Austin - 2.5 mi

SHOPPING

- Randalls - 0.5 mi
- Target - 0.7 mi
- Wheatville Co-op - 0.8 mi
- Central Market - 1.3 mi
- Sprouts - 1.3 mi

COFFEE SHOPS

- Radio Coffee & Beer - 0.3 mi
- Barely Bean Coffee - 1.1 mi
- Summer Moon Coffee - 1.8 mi
- Patika - 1.9 mi
- Merit Coffee - 2.7 mi



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The FAB Property Group, led by Monica Fabbio, specializes in providing a luxurious level of service for all price points in Austin & surrounding areas. Ranked as the #7 agent in Austin, Monica and her expert team are dedicated to finding your dream home or selling your property at top value. With over 23 years of experience, we offer personalized service, local expertise, and exclusive access to off-market properties. As part of Realm Global, Elite 25, Luxury League, and Christie's International Real Estate's Master Circle, we bring unparalleled global connections and insights to every transaction. Discover the FAB difference and make your next move FABulous!

#1

AUSTIN AGENT,
@PROPERTIES CHRISTIE'S
INTERNATIONAL REAL ESTATE

\$250M+

CLOSED SALES IN THE
PAST 36 MONTHS

#7

INDIVIDUAL AGENT
AUSTIN BUSINESS
JOURNAL RESIDENTIAL
REAL ESTATE AWARDS



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ELITE₂₅

LUXURY LEAGUE

REALMTM
FOUNDING MEMBER



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lone star

CHRISTIE'S
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THE
PECAN
VALLEY