

1601 W. KOENIG LANE
AUSTIN, TEXAS 78756

UNIQUE *charm*



Nestled in the heart of Austin's Brentwood neighborhood, Brentwood Social House offers a charming and distinctive venue for intimate, quaint, and unforgettable weddings. Our cafe bungalow exudes warmth and character, creating a welcoming atmosphere that feels like a home away from home, perfect for couples looking for a cozy yet unique setting. With versatile indoor spaces, a quaint outdoor patio, and a family-friendly backyard, we accommodate wedding rehearsals, ceremonies, receptions, and private parties, all with a casual and eclectic vibe.



**BRENTWOOD
SOCIAL HOUSE**
COFFEE | TEA | EATS

info@brentwoodsocal.com
brentwoodsocal.com

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The rental of Brentwood Social House includes three indoor rooms, two restrooms, and the entire backyard space. The main room can seat around 30 guests and offers flexibility in seating arrangements. A smaller side room accommodates approximately 12 guests, while our family room, with activities for younger guests, is ideal for 16-20 guests.



Peak Season

OCTOBER | NOVEMBER | DECEMBER
MARCH | APRIL | MAY

FRIDAY
SATURDAY

Full-day rental
4pm to 10pm

\$3500

SUNDAY-
THURSDAY

Full-day rental
4pm to 10pm

\$3000

Non-Peak

JANUARY | FEBRUARY
JUNE | JULY | AUGUST | SEPTEMBER

FRIDAY
SATURDAY

Full-day rental
4pm to 10pm

\$3000

SUNDAY-
THURSDAY

Full-day rental
4pm to 10pm

\$2500

- A full-day rental is 6 hours between the hours of 4 PM to 10 PM, with an option to extend to midnight for an additional \$250/hour.
- All setup and clean-up take place during the rental period.
- The indoor space can host up to 99 guests, with an additional capacity for about 40 guests in the outdoor area.

BRENTWOOD SOCIAL HOUSE

www.brentwoodsocial.com | info@brentwoodsocial.com | (512) 362-8656

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Brentwood Social House is a natural choice for wedding rehearsals, ceremonies, receptions, private parties, or any other special occasion looking for a casual, eclectic vibe. Contact us today to reserve your wedding date and start planning your special day at Brentwood Social House. Let our welcoming venue be the canvas for this chapter in your unique love story!

Catering/Alcohol | You are welcome to bring your own food and drink and/or use an off-site caterer. Off-site caterers will not have access to our kitchen equipment. If you bring in alcohol, you must follow the TABC rules and regulations while on the premises.

Music/Outdoor Sound | All outdoor music/sound must be kept below 75 decibels and to cease no later than 10:00 PM on Friday and Saturday and 9:00 PM Sunday through Thursday. Any fines will be billed to the booking party. Live music or DJs are permitted INSIDE only.

Decorations | You may bring in your own decor, however, we ask that the space be returned to its original condition upon completion of the event with ALL decor removed, chairs/tables back in place, and trash picked up. Please do not use any decor that would cause permanent damage to the building or is hard to clean up, including nails, glue, confetti, glitter, sand, or bubble machines.

Clean Up | All food and beverage debris, decoration, and other trash must be picked up, bagged and removed from the property by the booking party.

Parking/Accessibility | The house is handicap accessible with 1 parking spot at the entrance. There is a parking lot and plenty of neighborhood street parking.

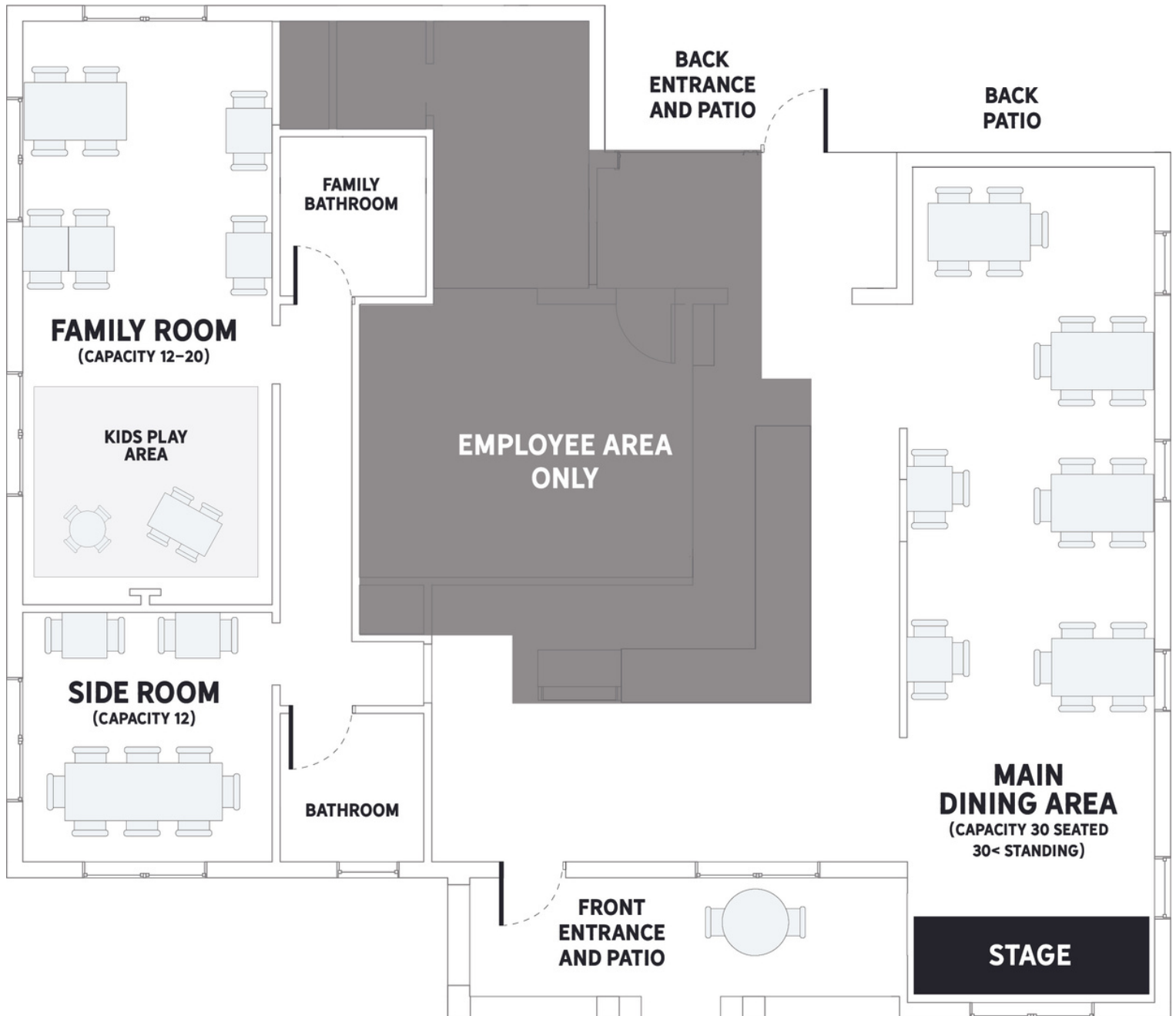
Payment | At the time of booking, a \$500 deposit and 50% of the rental fee is due. The deposit is refunded after the event, less any damage or fees. The remaining rental balance is due 90 days prior to the event.

Cancellation Policy | If an event is cancelled more than 90 days before the scheduled date, the deposit is forfeited but the rental fee is returned. If you cancel less than 90 days, the rental fee will be forfeited, but deposit returned.

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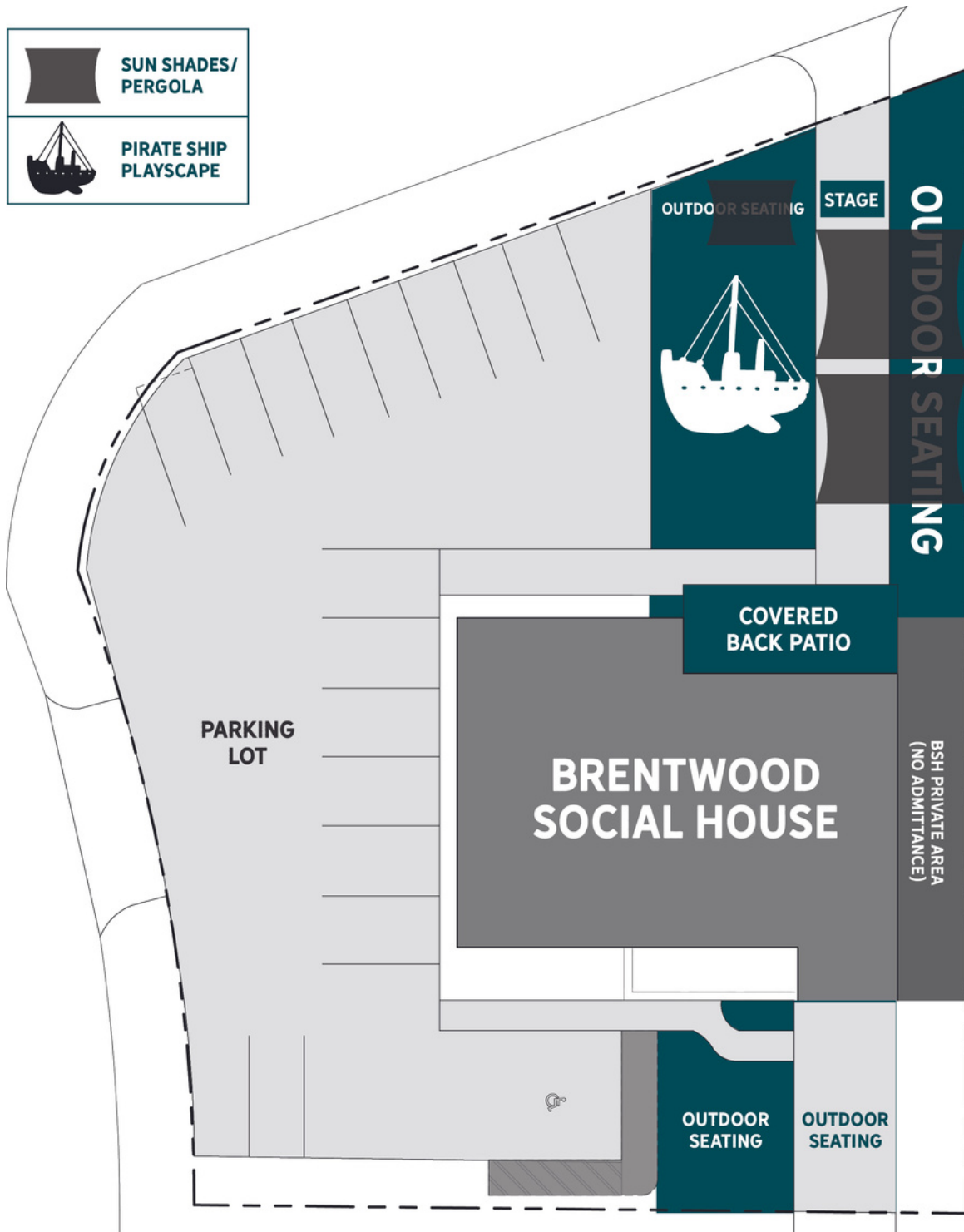
INSIDE LAYOUT



BRENTWOOD SOCIAL HOUSE

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OUTSIDE LAYOUT



BRENTWOOD SOCIAL HOUSE