

# \$704,000 - 3208 Clawson Road 3b, Austin

MLS® #2717661

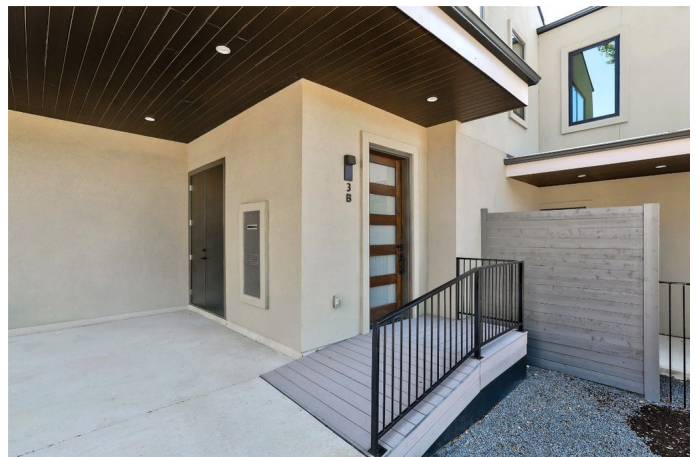
**\$704,000**

2 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.22 Acres

Cartwright, Austin, TX

NEW PRICE! Seller says sell, MOTIVATED. NEW CONSTRUCTION IN 78704.....Modern city living near downtown. 2 Bedrooms, 2.5 baths, 2 living, a huge second floor outside patio & 1 carport. (Semi-detached home) 1 of 8 unique residences nestled in the small enclave of Clawson Oaks. All 8 homes have different floor plans. Showcasing contemporary design, clean lines & stylish finishes, these two & three bedroom homes offer the perfect blend of function, location & lifestyle. Beautifully designed elevated sexy bathrooms. Abundant natural light fills the interior, highlighting such features as quartz countertops & backsplash with KitchenAid appliances, Modern Euro style cabinets & soft close hardware. Beautiful plank wood floors throughout & custom tile bathrooms. Each home has a private backyard, offering a tranquil retreat amongst the stately Live oaks that adorn the property. Enjoy the vibrant outdoor ATX lifestyle. Located near many of Austin's favorite hangouts, restaurants, coffee shops, bars, BBQ, music venues, Lady Bird Lake, Barton Springs & Zilker Park. Your perfect private retreat close to everything. (Anderson sliding doors & casement + bay windows, Standing seam interlocking metal roof, Stucco & architect line James Hardie V Plank siding exterior, Tankless hot water heater, Spray foam insulation, Carrier HVAC, Wood and tile flooring throughout & Google fiber) Ready for BLUE TAPE buyer walk through and final construction punch list.



Builder warranty provided at closing. Must see!  
\*AI Virtually staged

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 2717661     |
| Price          | \$704,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,500       |
| Acres          | 0.22        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3208 Clawson Road 3b |
| Area        | 6                    |
| Subdivision | Cartwright           |
| City        | Austin               |
| County      | Travis               |
| State       | TX                   |
| Zip Code    | 78704                |

**Amenities**

|            |                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities  | Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected |
| Features   | Community Mailbox                                                                                                                                              |
| Parking    | Attached Carport, Off Street, Shared Driveway                                                                                                                  |
| View       | Neighborhood, Trees/Woods                                                                                                                                      |
| Waterfront | None                                                                                                                                                           |

**Interior**

|          |            |
|----------|------------|
| Interior | Tile, Wood |
|----------|------------|

|              |                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Free-Standing Gas Range, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Free-Standing Electric Oven, Free-Standing Refrigerator |
| Heating      | Central                                                                                                                                                                                    |
| # of Stories | 2                                                                                                                                                                                          |
| Stories      | Two                                                                                                                                                                                        |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard                                                     |
| Lot Description   | Back Yard, Few Trees, Trees Medium Size, Gentle Sloping, Private |
| Roof              | Membrane, Metal                                                  |
| Construction      | Frame, HardiPlank Type, Masonry, Spray Foam Insulation, Stucco   |
| Foundation        | Slab                                                             |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Zilker     |
| Middle     | O Henry    |
| High       | Austin     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 132            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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