

# \$754,000 - 3209 Dolphin Dr 2, Austin

MLS® #4981355

**\$754,000**

3 Bedroom, 4.00 Bathroom, 1,367 sqft  
Residential on 0.24 Acres

South Terrace Add, Austin, TX

Welcome to the Dolphin Residence! Nestled in the highly desirable 78704 zip code, this brand-new construction by the renowned Brownstone Capital Investments, with architecture by the esteemed Pavonetti Architecture, offers a rare opportunity to own side-by-side units that deliver the feel of a single-family home. Located just minutes from downtown Austin, Zilker Park, and a plethora of dining and entertainment options, these homes provide an unbeatable combination of convenience and modern lifestyle. Situated within the highly sought-after school zones of Zilker Elementary and Austin High, this neighborhood is a hidden gem. Unit 2 is a rare find, featuring two detached homes on one property. The back house includes 2 bedrooms, 2.5 baths, while the garage apartment offers a 1-bedroom, 1-bath setup, perfect for use as a rental, office, or guest suite. The unit boasts a massive private yard with room for a pool, making it ideal for relaxation and entertaining. Designed with meticulous attention to detail, the residences feature a striking exterior of stucco and siding, accented by a sleek black metal roof. Inside, luxury abounds with Anderson sliders flooding the space with natural light, white oak engineered hardwood floors for timeless appeal, and level 5 drywall for a seamless finish. Every element reflects modern sophistication, creating an elevated living experience. Whether you're seeking a modern retreat near Austin's vibrant downtown or an



exceptional investment in one of the city’s most desirable neighborhoods, the Dolphin Residence delivers it all. Builder warranty issued at closing, and buyers will conduct a blue tape walk with the builder prior to close. Don’t miss your chance to own a piece of 78704 luxury living!

Built in 2024

**Essential Information**

MLS® #	4981355
Price	\$754,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,367
Acres	0.24
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	3209 Dolphin Dr 2
Area	6
Subdivision	South Terrace Add
City	Austin
County	Travis
State	TX
Zip Code	78704

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	1

Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Stainless Steel Appliance(s)
Heating	Central
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Private Yard
Lot Description	Cleared, Cul-De-Sac, Landscaped, Level
Roof	Metal
Construction	Brick, Stucco
Foundation	Slab

### School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

### Additional Information

Date Listed	April 24th, 2025
Days on Market	173

### Listing Details

Listing Office	Compass RE Texas, LLC
----------------	-----------------------

Property Listed by: Compass RE Texas, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 10:45pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS®

(alternatively, from ACTRIS) from October 14th, 2025 at 10:45pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 14th, 2025 at 10:45pm CDT