

\$729,000 - 2209 S 1st Street 308, Austin

MLS® #6897203

\$729,000

2 Bedroom, 2.00 Bathroom, 1,066 sqft
Residential on 0.03 Acres

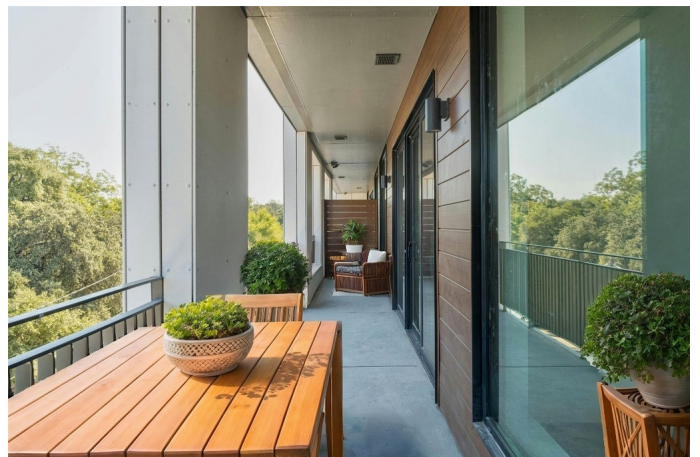
Bouldin, Austin, TX

Current special running receive 3.99% Interest rate with preferred lender at sellers expense with agreed upon offer. Price includes buy down rate to 3.99% for one year. Contact agent for pricing and other off market opportunities on 1,2,3 bedroom and live/work opportunities.

Nestled in the heart of Austin's highly sought-after Bouldin Creek neighborhood, Residence 309 at One Oak presents a rare chance to own in one of the city's most desirable luxury condominium communities. Fusing modern architecture with resort-style amenities, One Oak redefines urban living in one of Austin's most vibrant areas.

This beautifully appointed 2-bedroom, 2-bath home features a light-filled open-concept layout with expansive windows and high-end finishes throughout. The chef-inspired kitchen showcases custom Italkraft cabinetry, sleek stainless steel Bosch appliances, and a generous island perfect for meal prep and entertaining. The spacious living and dining areas open onto a covered private terrace that spans both bedrooms, offering striking views of the downtown skyline and seamless indoor-outdoor living.

The primary suite serves as a serene retreat, complete with a luxurious full bath featuring a dual vanity, a glass-enclosed shower, and a walk-in closet. The second bedroom offers



flexibility for guests, a home office, or additional living space. Styled with One Oak’s elegant Classic finish package, this residence is both move-in ready and timelessly designed.

Residents enjoy access to top-tier amenities, including an infinity-edge pool with cabanas, an outdoor kitchen and smoker area, indoor and outdoor fitness spaces, multiple resident lounges, co-working areas, and a thoughtfully curated community experience. Just steps from the iconic South 1st and South Congress districts, Residence 309 at One Oak offers the perfect blend of energy, luxury, and location in the heart of Austin.

Built in 2024

Essential Information

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|----------------|-------------|
| MLS® # | 6897203 |
| Price | \$729,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,066 |
| Acres | 0.03 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2209 S 1st Street 308 |
| Area | 6 |
| Subdivision | Bouldin |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78704 |

Amenities

| | |
|---------------|--|
| Utilities | Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected |
| Features | Barbecue, Common Grounds/Area, Curbs, Dog Park, Gated, Pool, Shopping, Street Lights, Sidewalks, Trails/Paths, Bicycle Storage, Business Center, Courtyard, Fitness Center |
| Parking | Assigned, Attached, Garage, Covered, Electric Gate, Guest |
| Garage Spaces | 2 |
| View | City, City Lights |
| Waterfront | Creek |

Interior

| | |
|--------------|--|
| Interior | Tile, Wood |
| Appliances | Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Microwave, Refrigerator |
| Heating | Central |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, Exterior Steps, Gas Grill, No Exterior Steps, Outdoor Grill, Rain Gutters, Uncovered Courtyard, Covered Courtyard, Dog Run, Electric Grill |
| Lot Description | Level |
| Roof | Membrane |
| Construction | HardiPlank Type, Concrete, Stucco |
| Foundation | Pillar/Post/Pier |

School Information

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|------------|------------|
| District | Austin ISD |
| Elementary | Travis Hts |
| Middle | Lively |
| High | Travis |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 119 |

Listing Details

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

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