

# \$845,000 - 2707 Dulce Lane 14, Austin

MLS® #7856931

**\$845,000**

3 Bedroom, 3.00 Bathroom, 1,709 sqft  
Residential on 0.08 Acres

Enclave at Dulce Lane, Austin, TX

Across from a tree-lined park in the highly desirable 78704, your low-maintenance luxury abode awaits! You can enjoy easy access to all that makes living in Austin fun when your home is just 4 minutes from Bouldin Creek, 5 minutes from South Congress, 10 minutes from downtown, and a quick 15 from the airport. And, public amenities include: pickleball and tennis courts, basket ball court, playground, recreation center, walking trails, park, and downtown skyline views. This quality new-construction property by Wes Peoples Homes provides comfort and style appreciated by even the most discerning eyes. Aside from the remarkable location, this exceptional choice offers a thoughtful floor plan, hand-selected interior finishes, and an attached two-car garage equipped with an EV-charging receptacle, epoxy coated flooring, and high ceiling for more storage. No need to buy yard tools or spend time pulling weeds; maintenance of your personal outdoor oasis and exterior spaces is included in the reasonable monthly HOA dues. This community of just 17 homes is almost sold out. Don't miss your chance to tour a hidden gem in Austin.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 7856931   |
| Price  | \$845,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,709       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2707 Dulce Lane 14    |
| Area        | 6                     |
| Subdivision | Enclave at Dulce Lane |
| City        | Austin                |
| County      | Travis                |
| State       | TX                    |
| Zip Code    | 78704                 |

### Amenities

|               |   |
|---------------|---|
| Utilities     | Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available, Underground Utilities |
| Features      | Common Grounds/Area, Community Mailbox, Street Lights, Sidewalks  |
| Parking       | Attached, Garage, Garage Door Opener  |
| Garage Spaces | 2   |
| Garages       | Garage Door Opener  |
| View          | Park/Greenbelt  |
| Waterfront    | None  |

### Interior

|            |  |
|------------|--|
| Interior   | Carpet, Tile, Wood   |
| Appliances | Built-In Electric Oven, Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Free-Standing Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan |
| Heating    | Central, ENERGY STAR Qualified Equipment, Natural Gas, Separate Meters, Zoned  |

|              |     |
|--------------|-----|
| # of Stories | 2   |
| Stories      | Two |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | In-Wall Pest Control System, Private Entrance, Private Yard, Rain Gutters                               |
| Lot Description   | Landscaped, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Few Trees |
| Roof              | Metal   |
| Construction      | Blown-In Insulation, HardiPlank Type, Stone   |
| Foundation        | Slab  |

## School Information

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 42                  |

## Listing Details

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

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