

\$640,000 - 1123 Blair Way, Austin

MLS® #8715269

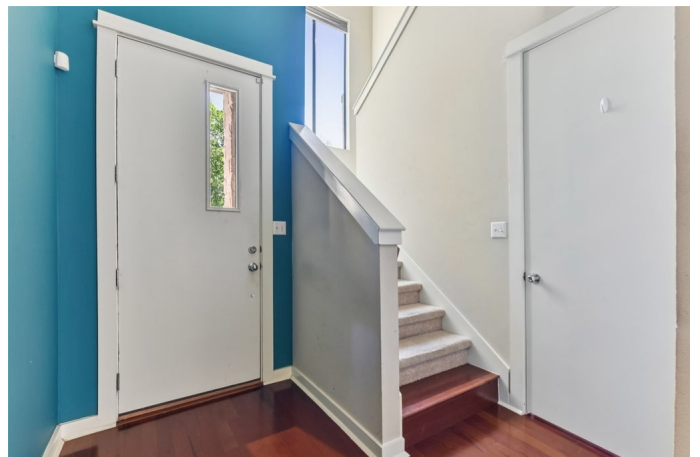
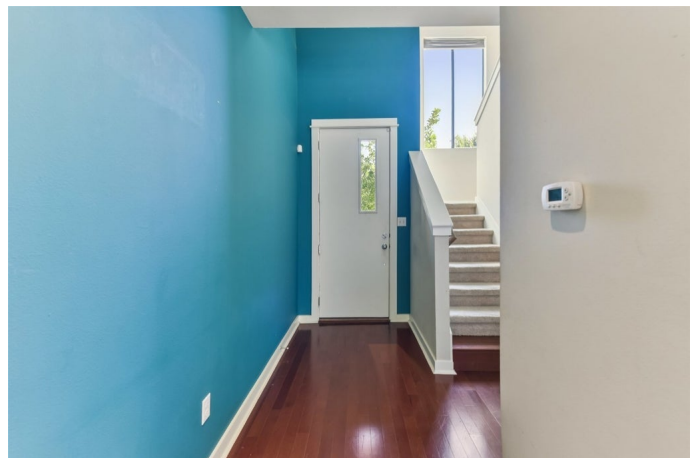
\$640,000

2 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.08 Acres

Crossing At Bouldin Creek The, Austin, TX

Nestled in the highly sought-after South Austin enclave of ZIP code 78704, this modern 2010-built home offers stylish living infused with natural charm. With 1,548 square feet of thoughtfully designed interior space, it includes 2 bedrooms, 2.5 baths, and a thoughtful flex area that could serve as an office, media room, or cozy den. Brazilian hickory hardwood floors stretch across the main living areas, complemented by abundant natural light streaming through large windows framing views of the adjacent greenbelt. A well-appointed space ideal for both everyday cooking and entertaining, featuring high-end appliances, sleek finishes, and an open layout. Enjoy vaulted ceilings soaring up to 12 feet in the master bedroom, paired with a luxurious en-suite bathroom—your personal haven with abundant space and daylight. Privacy and tranquility are at the forefront here—your backyard is bordered by a lush, wooded greenbelt, creating a serene natural backdrop rarely found in a city setting. Less than three miles from downtown, this home is within walking distance or a quick drive to trendy restaurants, stylish boutiques, and vibrant nightlife along South Congress, First Street, and Lamar Boulevard. Whether you're drawn to the peace of the natural surroundings or the proximity to the city's cultural pulse, this home offers a lifestyle that balances both effortlessly. **Seller is offering a credit towards paint!**



Built in 2009

Essential Information

MLS® #	8715269
Price	\$640,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1123 Blair Way
Area	6
Subdivision	Crossing At Bouldin Creek The
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Curbs, Dog Park, Internet Access
Parking	Attached
Garage Spaces	1
View	Trees/Woods
Waterfront	Creek

Interior

Interior	Carpet, Tile, Wood
Appliances	Convection Oven, Dishwasher, Electric Water Heater, Disposal, Gas Range, Oven, Refrigerator
Heating	Electric, Hot Water
Fireplaces	None

# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Small Size, Views
Roof	Shingle
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis

Additional Information

Date Listed	August 23rd, 2025
Days on Market	53

Listing Details

Listing Office	Levi Rodgers Real Estate Group
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Listing information last updated on October 15th, 2025 at 1:30am CDT