

# \$812,000 - 3208 Clawson Road 5b, Austin

MLS® #9723131

**\$812,000**

3 Bedroom, 3.00 Bathroom, 1,730 sqft

Residential on 0.29 Acres

Cartwright Lots, Austin, TX

NEW PRICE! Seller says sell, MOTIVATED. NEW CONSTRUCTION IN 78704.....Modern city living near downtown. 3 Bedrooms, 2.5 baths, 1 living & 1 Car Garage (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, Garages wired for EV Charger, Wood and tile flooring throughout & Google fiber) Ready for BLUE TAPE buyer walk through and final construction punch list. Builder warranty



provided at closing. A must see! \*Virtual AI  
Furnished & Backyard grass images (Builder is  
in the process of getting the final certificate of  
occupancy)

Built in 2025

**Essential Information**

MLS® #	9723131
Price	\$812,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,730
Acres	0.29
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Active Under Contract

**Community Information**

Address	3208 Clawson Road 5b
Area	6
Subdivision	Cartwright Lots
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, Water Connected
Features	Community Mailbox
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Kitchen Level, Paved, Detached, Off Street, Shared Driveway
Garage Spaces	1
Garages	Garage Door Opener
View	Neighborhood, Trees/Woods

Waterfront	None
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## Interior

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

Exterior Features	Private Entrance, Private Yard, Rain Gutters
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Lot Description	Back Yard, Sprinklers In Rear, Interior Lot, Level, Private, Sprinklers In Ground, Trees Medium Size
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Roof	Metal, Membrane
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Construction	Frame, HardiPlank Type, Stucco, Spray Foam Insulation
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Foundation	Slab
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## School Information

District	Austin ISD
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Elementary	Zilker
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Middle	O Henry
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High	Austin
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## Additional Information

Date Listed	July 25th, 2025
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Days on Market	80
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## Listing Details

Listing Office	Coldwell Banker Realty
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