

# **\$1,149,988 - 3115 Clawson Road 302, Austin**

MLS® #6667123

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## **\$1,149,988**

3 Bedroom, 3.00 Bathroom, 2,427 sqft  
Residential on 0.00 Acres

Grove/Clawson Condos Bldg 3, Austin, TX

Live the Austin lifestyle just minutes to downtown in 78704. Bright, beautiful, modern, clean, easy, move-in ready, adaptable floor plan with a flex room/office off the primary bedroom and backyard deck for entertaining. Quality craftsmanship shows in this 2019 built 3 bed, 2.5 bath luxury home. Boasting lofty ceilings, natural light, modern finishes, and an open plan with significant upgrades. Only the garage wall connects other units. Upstairs showcases a luxurious primary suite, balcony with a hammock, vaulted ceilings, private washer & dryer connections, sit-in shower, massive walk-in closet. Roll out of bed and into your zoom meeting with the separate office/flex/workout space. Cul-de-sac location with private backyard facing a beautiful green space. Security system, stainless appliances, granite and quartz counters. Downstairs, guests will enjoy an additional living space and 2 additional bedrooms, large double vanity bathroom, and a secondary laundry. Attached is a 2-car garage, and large backyard deck for outdoor dining. Enjoy energy efficient features such as full house foam insulation, tankless gas water heater, LED lighting, and low E windows with custom window treatments. The upgraded appliances in the open concept kitchen compliment an expansive island perfect for entertaining. The professional landscaping with a sprinkler system throughout the yard and garden beds make this property inviting while also being functional. Minutes from Zilker Park and a short stroll to iconic



Austin restaurants and shopping including Loro, Uchi, Broken Spoke, South Congress and Matt's El Rancho. Two miles to downtown and less than 15 minutes to the airport, you don't want to miss your chance to live in this desirable 78704 neighborhood!

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	6667123
List Price	\$1,149,988
Sale Price	\$1,100,000
Sale Date	April 19th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,427
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	3115 Clawson Road 302
Subdivision	Grove/Clawson Condos Bldg 3
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected, Cable Connected
Features	None

Parking	Attached, Garage Faces Front, Garage, Kitchen Level
# of Garages	2
View	Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Oven, Free-Standing Refrigerator, Microwave, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Screens, Window Treatments
Roof	Composition
Construction	Frame, HardiPlank Type, Attic/Crawl Hatchway(s) Insulated, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin