

# **\$1,150,000 - 3207 Clawson Road A, Austin**

MLS® #7753195

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## **\$1,150,000**

3 Bedroom, 4.00 Bathroom, 2,190 sqft  
Residential on 0.21 Acres

South Lamar, Austin, TX

Meticulously crafted by LBF Homes and thoughtfully designed by Austin Monthly's "Designer to Watch" Begonia Barbancho, this tree canopy-surrounded gem blends modern luxury with natural beauty.



Located in the intimate "Verde Collection" community in the heart of 78704, this 3-bedroom + office residence boasts 4 full bathrooms and three stories of generous living space. The open-concept kitchen features a gourmet appliance package, a quartz waterfall island, and ample space for seating - which is complemented by adjacent living space. Flanked with floor-to-ceiling windows, the living room spills out onto the private deck space which is perfect for intimate gatherings.

The floating white-oak treaded staircase leads upstairs to the primary bedroom suite which features two closets, a modern bathroom finish, and an in-shower soaking tub. The second story also features multiple deck spaces, a guest bedroom + bath, and a laundry closet. Enjoy a full bathroom and ample flex space on the third level which can be used as an office, second living space, playroom, fourth guest bedroom, etc. - opportunities are endless!

Outside, enjoy top-of-the-line composite decking, grass area, and thoughtful exterior finishes. Incredible oaks canopy the entire lot. You don't want to miss this unique opportunity!

Built in 2023

## Essential Information

ListingFeed	abor_vow
MLS® #	7753195
List Price	\$1,150,000
Sale Price	\$1,075,000
Sale Date	January 12th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,190
Acres	0.21
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	3207 Clawson Road A
Subdivision	South Lamar
City	Austin
County	Travis
State	TX
Zip Code	78704

## Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Available, Water Available
Features	Internet Access, Street Lights, Sidewalks, Curbs
Parking	Attached, Garage, Inside Entrance, Kitchen Level, Garage Faces Side, Electric Vehicle Charging Station(s)
# of Garages	2
View	None
Waterfront	None

## Interior

Interior	Concrete, Tile, Wood
Appliances	Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, See

	Remarks, Tankless Water Heater, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Front Yard, Landscaped, Sprinklers In Ground, Trees Large Size, Xeriscape
Windows	Aluminum Frames, Double Pane Windows
Roof	Membrane, Metal
Construction	HardiPlank Type, Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin