

\$1,150,000 - 3007 Clawson Road, Austin

MLS® #9966359

\$1,150,000

4 Bedroom, 3.00 Bathroom, 2,046 sqft
Residential on 0.22 Acres

Bradshaw L L, Austin, TX

Welcome to 3007 Clawson Road, a charming 4-bedroom, 3-bathroom home nestled in the iconic South Lamar Austin community. This warm and inviting home boasts 2046 square feet of living space with a touch of country charm. As you step onto the property, you'll be greeted by the shade of heritage oak trees and a screened-in front porch, the perfect spot to enjoy a glass of sweet tea or cold brewski on a warm summer evening. Inside, you'll find quality craftsmanship and warm wood accents throughout, highlighting the unique character of this home. The clerestory windows allow refreshing natural light to fill the space, creating a cozy and inviting atmosphere. The home features a jack and jill bedroom/bathroom, offering convenience and flexibility for family and guests. The primary bathroom has been recently updated, adding a touch of modern luxury to this classic home. The original guest bathroom is a delightful surprise, with so much character it even boasts a saloon door for privacy. Outside, multiple outdoor decks provide the perfect space for entertaining or simply enjoying the peaceful surroundings. The large backyard offers ample room for gardening or play, and the front yard overlooks lush green space, providing a tranquil view from the quiet street. Just a stone's throw away from South Lamar restaurants and shopping, makes it easy to enjoy the vibrant local scene that South Central Austin is known for. This charming abode is currently zoned for the



highly sought after Zilker Elementary, O'Henry Middle School and Austin High School (schools need to be independently verified by Buyers) With its timeless appeal and convenient location, The Clawson Charmer is a rare find in today's market. They don't make 'em like this anymore, so don't miss your chance to make this gem your own. Please note, this home is currently occupied by tenants until July 1st

Built in 1952

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 9966359 |
| List Price | \$1,150,000 |
| Sale Price | \$1,050,000 |
| Sale Date | July 24th, 2024 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,046 |
| Acres | 0.22 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-------------------|
| Address | 3007 Clawson Road |
| Subdivision | Bradshaw L L |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78704 |

Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available

| | |
|------------|-------------|
| Features | See Remarks |
| Parking | Driveway |
| Waterfront | None |

Interior

| | |
|--------------|---|
| Interior | Wood |
| Appliances | Dishwasher, Free-Standing Gas Oven, Disposal, Gas Range, Refrigerator |
| Heating | Central |
| Cooling | Central Air, Ceiling Fan(s) |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Native Plants, Many Trees, Trees Large Size |
| Windows | Blinds |
| Roof | Metal |
| Construction | HardiPlank Type |
| Foundation | Pillar/Post/Pier |

School Information

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|------------|------------|
| District | Austin ISD |
| Elementary | Zilker |
| Middle | O Henry |
| High | Austin |