

\$999,000 - 2209 S 1st Street 108, Austin

MLS® #1879310S

\$999,000

1 Bedroom, 1.00 Bathroom, 1,502 sqft
Townhouse/Condo

N/A, Austin, TX

Set along the eastern edge of South First Street in the heart of Bouldin Creek, One Oak brings a vibrant energy to the street level with thoughtfully designed live/work storefronts. Future residents will have boutique shops, local markets, wellness studios, and a signature cafe concept just steps from their front door-offering the rare convenience of shopping, working, and living in one dynamic location. The live/work residences at One Oak are designed for today's entrepreneurial spirit, blending modern living quarters with dedicated professional space. These versatile layouts respond directly to Austin's growing demand for flexible, self-owned business environments-ideal for creatives, consultants, makers, and small business owners alike. Rather than separating home and work, One Oak integrates them, creating an environment that fosters connection, productivity, and community. The ground-floor storefronts offer visibility and accessibility while giving residents control over their real estate-a compelling alternative to traditional commercial leasing and unpredictable rent increases. Located in the highly desirable 78704 zip code, this South First corridor is known for its mix of locally owned shops and walkable charm. One Oak complements this setting with a design that supports small business vitality and strengthens the fabric of the Bouldin Creek neighborhood. These live/work spaces not only reflect the character of the area-they enhance it, offering entrepreneurs and



professionals the chance to put down roots and thrive in one of Austin's most beloved communities. Schedule a showing today!

Built in 2024

Essential Information

MLS® #	1879310S
Price	\$999,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,502
Year Built	2024
Type	Townhouse/Condo
Sub-Type	Mid-Rise (4-7 Stories)
Status	Active
Has Pool	Yes

Community Information

Address	2209 S 1st Street 108
Area	3100
Subdivision	N/A
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Amenities	Elevator, Pool, Exercise Room, BBQ/Picnic Area, Extra Storage, Near Shopping
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Interior

Interior Features	One Living Area, Separate Dining Room, Utility Area Inside, 1st Floort Level/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk In Closets
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Smoke Alarm
Heating	Central

Cooling	One Central
Fireplaces	Not Applicable
# of Stories	4
Stories	4

Exterior

Exterior	4 Sides Masonry
Exterior Features	Ground Floor Unit
Roof	Concrete
Construction	New

School Information

District	Austin I.S.D.
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Date Listed	June 27th, 2025
Days on Market	11
HOA Fees	616
HOA Fees Freq.	Monthly
Gated Community	Yes