

# \$754,000 - 3209 Dolphin Dr 2, Austin

MLS® #4981355

**\$754,000**

3 Bedroom, 4.00 Bathroom, 1,367 sqft  
Residential on 0.24 Acres

South Terrace Add, Austin, TX

Welcome to the Dolphin Residence! Nestled in the highly desirable 78704 zip code, this brand-new construction by the renowned Brownstone Capital Investments, with architecture by the esteemed Pavonetti Architecture, offers a rare opportunity to own side-by-side units that deliver the feel of a single-family home. Located just minutes from downtown Austin, Zilker Park, and a plethora of dining and entertainment options, these homes provide an unbeatable combination of convenience and modern lifestyle. Situated within the highly sought-after school zones of Zilker Elementary and Austin High, this neighborhood is a hidden gem. Unit 2 is a rare find, featuring two detached homes on one property. The back house includes 2 bedrooms, 2.5 baths, while the garage apartment offers a 1-bedroom, 1-bath setup, perfect for use as a rental, office, or guest suite. The unit boasts a massive private yard with room for a pool, making it ideal for relaxation and entertaining. Designed with meticulous attention to detail, the residences feature a striking exterior of stucco and siding, accented by a sleek black metal roof. Inside, luxury abounds with Anderson sliders flooding the space with natural light, white oak engineered hardwood floors for timeless appeal, and level 5 drywall for a seamless finish. Every element reflects modern sophistication, creating an elevated living experience. Whether you're seeking a modern retreat near Austin's vibrant downtown or an



exceptional investment in one of the city’s most desirable neighborhoods, the Dolphin Residence delivers it all. Builder warranty issued at closing, and buyers will conduct a blue tape walk with the builder prior to close. Don’t miss your chance to own a piece of 78704 luxury living!

Built in 2024

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 4981355                 |
| Price          | \$754,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 1,367                   |
| Acres          | 0.24                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

Water Feature/View

|      |              |
|------|--------------|
| View | Neighborhood |
|------|--------------|

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3209 Dolphin Dr 2 |
| Area        | 6                 |
| Subdivision | South Terrace Add |
| City        | Austin            |
| County      | Travis            |
| State       | TX                |
| Zip Code    | 78704             |

Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

|              |                            |
|--------------|----------------------------|
| Features     | See Remarks                |
| Parking      | Garage Faces Front, Garage |
| # of Garages | 1                          |
| Garages      | Garage Door Opener         |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Interior     | Tile, Wood                   |
| Appliances   | Stainless Steel Appliance(s) |
| Heating      | Central                      |
| # of Stories | 2                            |
| Stories      | Two                          |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Cleared, Cul-De-Sac, Landscaped, Level |
| Roof              | Metal                                  |
| Construction      | Brick, Stucco                          |
| Foundation        | Slab                                   |

### **School Information**

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

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 24th, 2025 |
| Days on Website | 177              |
| Days on Market  | 170              |
| HOA Fees Freq.  | Annually         |

Property Listed by: Compass RE Texas, LLC  
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