

# \$766,000 - 3208 Clawson Rd 5a, Austin

MLS® #5246362

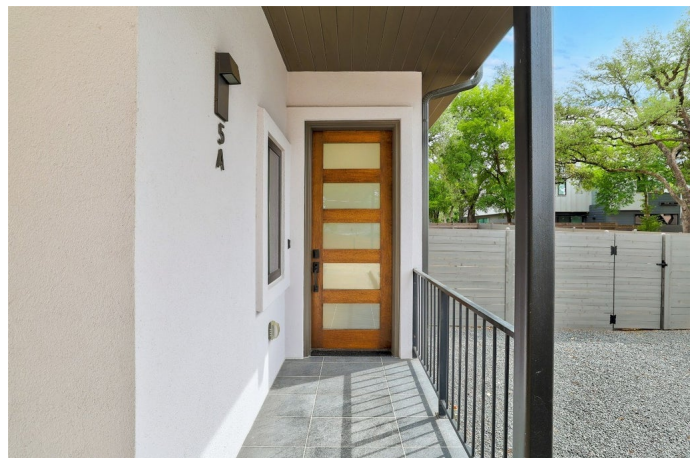
**\$766,000**

2 Bedroom, 3.00 Bathroom, 1,632 sqft

Residential on 0.29 Acres

Cartwright Lots, Austin, TX

NEW PRICE! Seller says sell, MOTIVATED. NEW CONSTRUCTION IN 78704.....Modern city living near downtown. 2 Bedrooms, 2.5 baths, 2 living & 2 Space Carport (Semi-detached home) 1 of 8 unique residences nestled in the small enclave of Clawson Oaks. All 8 homes have different floor plans. Showcasing contemporary design, clean lines & stylish finishes, these two & three bedroom homes offer the perfect blend of function, location & lifestyle. Beautifully designed elevated sexy bathrooms. Abundant natural light fills the interior, highlighting such features as quartz countertops & backsplash with KitchenAid appliances, Modern Euro style cabinets & soft close hardware. Beautiful plank wood floors throughout & custom tile bathrooms. Each home has a private backyard, offering a tranquil retreat amongst the stately Live oaks that adorn the property. Enjoy the vibrant outdoor ATX lifestyle. Located near many of Austin's favorite hangouts, restaurants, coffee shops, bars, BBQ, music venues, Lady Bird Lake, Barton Springs & Zilker Park. Your perfect private retreat close to everything. (Anderson sliding doors & casement + bay windows, Standing seam interlocking metal roof, Stucco & architect line James Hardie V Plank siding exterior, Tankless hot water heater, Spray foam insulation, Carrier HVAC, Wood and tile flooring throughout & Google fiber) Ready for BLUE TAPE buyer walk through and final construction punch list. Builder warranty



provided at closing. A Must See! \*Virtual AI  
Furnished & Back yard grass images. (Builder  
is in the process of getting the final certificate  
of occupancy)

Built in 2025

**Essential Information**

MLS® #	5246362
Price	\$766,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.29
Year Built	2025
Type	Residential
Sub-Type	Condominium
Status	Active

**Water Feature/View**

View	None
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**Community Information**

Address	3208 Clawson Rd 5a
Area	6
Subdivision	Cartwright Lots
City	Austin
County	Travis
State	TX
Zip Code	78704

**Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Attached Carport, Driveway, Off Street, Shared Driveway, Kitchen Level, Paved

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Level, Private
Roof	Membrane, Metal
Construction	Frame, HardiPlank Type, Spray Foam Insulation, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

## Additional Information

Date Listed	July 24th, 2025
Days on Website	82
Days on Market	69
HOA Fees	125
HOA Fees Freq.	Monthly

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