

\$1,150,000 - 1403 W 12th St B, Austin

MLS® #6988117

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,968 sqft

Residential on 0.08 Acres

12th At Maufrais Condo, Austin, TX

Urban ease meets cottage charm in the heart of Clarksville. Framed by a gated, professionally landscaped front yard, this updated abode balances lock-and-leave simplicity with the warmth of a primary residence. A side porch and limestone patio invite al-fresco dinners and lazy Sunday lounging, while inside youâ€™ll find wood floors, a fireside living area, and on-trend kitchen and baths. The flexible layout lives as three bedrooms or two plus a light-filled studyâ€”ideal for remote work or overnight guests. Step out your door and stroll two blocks to the dog park, Fresh Plus Grocery, and the cafe and bistros lining West Lynn. A private garage adds coveted storage and protected parking to this walkable address, rounding out a rare blend of indoor comfort and outdoor style. Available now for purchase and move in ready, itâ€™s vacant and effortless to show.

Built in 2005

Essential Information

MLS® #	6988117
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,968



Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	Neighborhood
------	--------------

Community Information

Address	1403 W 12th St B
Area	1B
Subdivision	12th At Maufraais Condo
City	Austin
County	Travis
State	TX
Zip Code	78703

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Features	None, Curbs
Parking	Assigned, Door-Single, Garage Faces Front, Garage
# of Garages	1

Interior

Interior	Wood
Appliances	Built-In Gas Range, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Washer
Heating	Central
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	No Exterior Steps
Lot Description	Level, Sprinklers Automatic, Trees Medium Size, Alley
Roof	Composition
Construction	Vertical Siding

Foundation Slab

School Information

District Austin ISD
Elementary Mathews
Middle O Henry
High Austin

Additional Information

Date Listed June 13th, 2025
Days on Website 123
Days on Market 109
HOA Fees 275
HOA Fees Freq. Monthly

Property Listed by: Moreland PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 12:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.