

# \$499,000 - 1702 S Lamar Blvd 22, Austin

MLS® #8144134

**\$499,000**

2 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.03 Acres

Sage Condo, Austin, TX

Discover the perfect blend of modern architecture and an unbeatable location in the heart of South Lamar, with a private 2 car garage with direct access to the condo located just minutes from downtown Austin. This condo is a short walk to Zilker Park, Town Lake, popular restaurants, local boutiques, and a nearby dog park perfect for pet owners! Inside, you'll find fresh paint throughout, updated bathrooms, and a newly installed refrigerator. The kitchen, with stainless steel appliances and granite countertops, opens to a bright living area and private balcony. Enjoy spacious rooms, quality finishes, and ample storage. Each bedroom features elfa storage systems in the closets, with an additional large linen closet and dual closets in the primary bedroom. Many upgrades including a 2024 HVAC. It's a great setup for roommates, with locks on each closet for added privacy. Additional features include a washer/dryer utility room, and modern convenience with no carpet for easy maintenance. 2024 Washer, dryer, and refrigerator all convey, making your move even easier!

Built in 2008

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 8144134   |
| Price    | \$499,000 |
| Bedrooms | 2         |



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,264       |
| Acres          | 0.03        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

### **Water Feature/View**

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

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1702 S Lamar Blvd 22 |
| Area        | 7                    |
| Subdivision | Sage Condo           |
| City        | Austin               |
| County      | Travis               |
| State       | TX                   |
| Zip Code    | 78704                |

### **Amenities**

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Utilities    | Fiber Optic Available                                       |
| Features     | Common Grounds/Area, Community Mailbox, Courtyard, Dog Park |
| Parking      | Assigned, Attached, Door-Single, Garage                     |
| # of Garages | 2                                                           |

### **Interior**

|            |                                                                                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | Carpet Free, Tile, Wood                                                                                                                               |
| Appliances | Built-In Oven, Dishwasher, Disposal, Dryer, Gas Cooktop, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Washer |
| Heating    | Central                                                                                                                                               |
| Fireplaces | None                                                                                                                                                  |
| Stories    | Three Or More                                                                                                                                         |

### **Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony, Covered Courtyard, Dog Run, Uncovered Courtyard |
|-------------------|----------------------------------------------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Interior Lot, Trees Small Size        |
| Roof            | Metal                                 |
| Construction    | Brick Veneer, HardiPlank Type, Stucco |
| Foundation      | Slab                                  |

### **School Information**

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

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 27th, 2025 |
| Days on Website | 277                |
| Days on Market  | 277                |
| HOA Fees        | 318                |
| HOA Fees Freq.  | Monthly            |

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