

# \$1,000,000 - 4112 Clawson Road A, Austin

MLS® #1948117

## \$1,000,000

4 Bedroom, 3.00 Bathroom, 2,456 sqft  
Residential on 0.81 Acres

Low Theodore Heights, Austin, TX

\*\*\*\$10,000 Buyer Incentives\*\*\* Contact agent today! Nestled within one of the quaintest neighborhoods in Austin, these gorgeous residences blend the beauty of farmhouse chic with modern finishes. This rare 4 bedroom home in 78704 is sure to captivate with white hues, black trim and alluring curb appeal. Step inside and find bright, clean lines and the open, sun-filled family room. In this idyllic environment, life is meant to be enjoyed. Outfitted with your favorite resident chef in mind, the spacious kitchen caters to every culinary whim. Soak up the smooth countertops, sleek white cabinetry and stainless steel, gas appliances. The owner's retreat is a sanctuary. This fabulous space is perfect for relaxation and recharge. Enter the ensuite and savor the exquisite walk-in shower, dual sinks, soaking tub and lots of storage. Meanwhile, the walk-in closet is sure to impress as well. You'll be a short drive to all the downtown has to offer and minutes away from South Lamar and Zilker Park including shops, restaurants and entertainment. Lady Bird Lake, running and bike trails are all within your reach and ready to enjoy. Welcome HOME! Completion date is set for Spring 2023. Information provided by seller & to be independently verified by the purchaser.



Built in 2023

## Essential Information

MLS® #	1948117
Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,456
Acres	0.81
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Active

### **Community Information**

Address	4112 Clawson Road A
Area	6
Subdivision	Low Theodore Heights
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Electricity Available, Cable Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available
Features	None
Parking	Attached, Attached Carport, Garage
Garage Spaces	1
View	Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Microwave, Dishwasher, Disposal, Gas Range
Heating	Central
Stories	Three Or More

### **Exterior**

Exterior Features	See Remarks, Balcony, Lighting, Private Yard
Lot Description	Back Yard, Few Trees, Private, Trees Medium Size

Roof	Shingle
Construction	Wood Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett

### **Additional Information**

Date Listed	September 29th, 2022
Days on Market	365

### **Listing Details**

Listing Office	eXp Realty, LLC
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