

# \$829,000 - 2505 Bluebonnet Avenue 17, Austin

MLS® #7017707

## \$829,000

2 Bedroom, 3.00 Bathroom, 1,757 sqft  
Residential on 0.00 Acres

Bluebonnet Lofts, Austin, TX

Please ask about our builder incentives with rates starting as low as 5.75%. Must qualify/use preferred lender. Take advantage of this rare opportunity to live the NEW, GATED community Bluebonnet Lofts! This 2 bedroom 2 and 1/2 baths is a turn-key townhouse situated in the heart of 78704's Zilker neighborhood for under \$830K. Located within an 16 unit private community, you're only minutes from downtown, less than one mile to Ladybird Lake + Barton Springs, and walkable to highly rated Zilker Elem and other amenities such as Alamo Draffhouse, Loro, Opa, Kerbey Lane Cafe, Orange Theory, Patika and more. With \$70K+ in upgrades, youâ€™ll feel welcomed into the open concept floor plan, that lives like a single- family home, featuring hardwood floors throughout, 12 foot ceilings, 8 ft doors, recessed lighting, 1 car sheetrocked garage with ample storage, 1 additional parking spot and a fenced backyard. The kitchen is equipped with a spacious breakfast bar,, quartz countertops, BOSCH appliances, upgraded cabinetry, and a walk- in pantry. Youâ€™ll enjoy the private backyard, accessible from the living | dining areas, perfect for entertaining and letting your pets play freely. Upstairs, the bright owners retreat is inviting with a walk-in closet and ensuite bath a large oversized walk-in shower with 2 shower heads, double vanity, and recessed lighting. The secondary bedroom is as big as the Primary with an ensuite bathroom. Don't miss the laundry room upstairs with shelving



and side by side washer | dryer . HOA covers exterior maintenance | exterior insurance + landscaping of the front yard. BUYER TO VERIFY ALL INFORMATION. LIMITED SERVICE LISTING AGREEMENT. CALL/TEXT BUILDER REP Wendy Feeley FOR APPT, TOURS, QUESTIONS.

Built in 2024

### Essential Information

MLS® #	7017707
Price	\$829,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Townhouse
Status	Active Under Contract

### Community Information

Address	2505 Bluebonnet Avenue 17
Area	7
Subdivision	Bluebonnet Lofts
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available
Features	Common Grounds/Area, Community Mailbox, Gated
Parking	Additional Parking, Garage Faces Front, Garage, Garage Door Opener, Kitchen Level, Electric Vehicle Charging Station(s)

Garage Spaces	2
Garages	Garage Door Opener
View	City
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Water Heater, Microwave, Plumbed For Ice Maker, Self Cleaning Oven, Trash Compactor, Tankless Water Heater
Heating	Central, Electric, ENERGY STAR Qualified Equipment, Separate Meters, Zoned
Fireplaces	None
Stories	Three Or More

### **Exterior**

Exterior Features	In-Wall Pest Control System, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Sprinklers Automatic, See Remarks
Roof	Rubber, Synthetic
Construction	Frame, HardiPlank Type, Low VOC Insulation
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis

### **Additional Information**

Date Listed	February 15th, 2024
Days on Market	396

### **Listing Details**

Listing Office	Team Price Real Estate
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Property Listed by: Team Price Real Estate  
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