



**\$1,900,000**

## **3400, CLAWSON, AUSTIN, AUSTIN, TX, 78704**

<https://elevateaustingroup.com>

A rare find in 78704! The unique home is nestled on a hilltop and sits on a gorgeous half acre lot shaded by beautiful oak trees. The lot has an immaculate outdoor space which gives the owner a private retreat feel in the heart of Austin and is only minutes away from South Lamar and ...

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- 3 beds
- 2 baths
- Single Family Residence
- Buy
- Active
- 1764 sq ft



**Grace Young**

### **Basics**



• **ELEVATE AUSTIN** •

**Rent or Buy:** Buy  
**Status:** Active  
**Bathrooms:** 2 baths  
**Year built:** 1937  
**County Or Parish:** Travis  
**Lot Size Square Feet:** 21775.64 sq ft

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1764 sq ft  
**Subdivision Name:** Low Theodore Heights  
**Bathrooms Full:** 2  
**Lot Size Acres:** 0.4999 sq ft

**Building Details**

**Parking Features:** Driveway, Off Street, Open, Private  
**Construction Materials:** Wood Siding, Stone Veneer  
**Roof:** Shingle  
**View:** Trees/Woods  
**Accessibility Features:** None

**Amenities & Features**

**Water Source:** Public  
**Appliances:** Free-Standing Gas Range, Refrigerator  
**Sewer:** Public Sewer  
**Exterior Features:** Private Yard  
**Window Features:** Blinds  
**Interior Features:** Double Vanity, Eat-in Kitchen, Interior Steps, Primary Bedroom on Main  
**Flooring:** Tile, Wood  
**Fencing:** Chain Link, Wood  
**Patio & Porch Features:** Front Porch, Rear Porch  
**Pool Features:** None  
**Spa Features:** None  
**Waterfront Features:** None  
**Cooling:** Central Air  
**Heating:** Central  
**Fireplace Features:** None

