

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2117 SHOALMONT DRIVE

AUSTIN, TX 78756



\$699,000



1,145 sqft

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## DESCRIPTION

2117 Shoalmont Drive Austin, TX Live-Work. Office. Residence. A Rare Shoalmont Find. Discover an exceptional opportunity to own a turnkey Limited Office (LO) zoned property in one of Central Austin's most walkable and connected neighborhoods. Perfect for a "live-work" setup, creative office, or boutique professional practice, this updated mid-century cottage blends timeless Austin charm with modern capability—and comes fully furnished, ready for immediate occupancy. Just steps from Burnet Road's acclaimed restaurants, coffee shops, and local favorites, and only minutes to Downtown Austin, UT, and The Domain, this address offers unmatched accessibility with neighborhood character and calm. Inside, you'll find approximately 1,145 sq. ft. of flexible space designed for productivity and comfort: Two private offices (or bedrooms) Conference or staff room Large open work/lounge area Kitchenette with quartz counters and open shelving Two full bathrooms Storage and utility area The layout easily adapts for either professional or residential use, featuring original hardwood and concrete flooring, abundant natural light, and upgraded connectivity including Cat7 ethernet and fiber (AT&T and Google). Step outside to a fully fenced backyard with a light-strung pergola and covered lounge—ideal for meetings, breaks, or entertaining. The covered carport and generous street parking enhance day-to-day ease. Recent improvements include a standing seam metal roof (2006), window replacement (2005), and new HVAC compressor (2022). Whether you're seeking a furnished office, a live-work hub, or a distinctive Austin retreat, 2117 Shoalmont Drive delivers versatility, design, and location in one turnkey package. Location Description Centrally located just steps from Burnet Road's restaurants, coffee shops, and local favorites—and within minutes to Downtown, UT, and The Domain—this property offers unbeatable access while maintaining neighborhood tranquility.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 2386203  
**YEAR BUILT:** 1957  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Shoalmont  
**LIST DATE:** 10/09/2025

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**800.451.8055**

**AREA:** 4  
**SQUARE FEET:** 1,145  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.14  
**LOT SIZE (SQFT):** 5,976

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete
- Tile
- Wood

## EXTERIOR FEATURES

### PARKING:

- AttachedCarport
- Driveway

### LOT DESCRIPTION:

- Flat

### SIDING:

- Brick
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityConnected
- NaturalGasConnected
- SewerConnected
- WaterConnected
- FiberOpticAvailable

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Guy Oberg

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**BROKERED BY:** Compass RE Texas, LLC