

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3700 CLAWSON ROAD UNIT 301

AUSTIN, TX 78704



\$679,000



1,680 sqft



3 beds



3 baths

## DESCRIPTION

This contemporary three-story residence at Clawson Ridge features the convenience of an attached side-by-side two-car garage, ideal for turnkey condominium living. Located in the coveted 78704 zip code of Austin and nestled beneath mature trees, this boutique community offers just 39 thoughtfully designed homes. Upon entering your new home, you will have access to a versatile bonus room that serves as an optional 3rd Bedroom, home office, gym, or flexible workspace. Upstairs, wide-plank wood flooring, timeless painted cabinetry, designer-inspired hardware, and a chef-ready kitchen with gas cooking create a clean, elevated aesthetic. Open-concept living and dining areas are perfect for entertaining, while two spacious bedrooms provide comfort and privacy. Clawson Ridge combines peaceful, tree-lined surroundings with easy access to downtown and the shops, restaurants, and entertainment along South Lamar, South 1st, and South Congress Avenue.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 4374841

**YEAR BUILT:** 2020

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Clawson Ridge

**LIST DATE:** 03/26/2026

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**800.451.8055**

**AREA:** 6

**SQUARE FEET:** 1,680

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 0.08

**LOT SIZE (SQFT):** 3,497

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete
- Tile
- Wood

### APPLIANCES:

- WasherDryerStacked
- Dishwasher
- EnergyStarQualifiedAppliances
- FreeStandingGasOven
- FreeStandingGasRange
- Disposal
- Refrigerator
- StainlessSteelAppliances
- TanklessWaterHeater
- VentedExhaustFan

## EXTERIOR FEATURES

### PARKING:

- Attached
- Garage
- GarageDoorOpener
- Paved
- GarageFacesRear
- Covered

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- NativePlants
- ManyTrees
- SprinklersInGround

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Balcony
- DogRun
- Lighting
- OutdoorGrill
- PrivateEntrance

### SIDING:

- HardiplankType

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Perimeter

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- CableConnected
  - ElectricityConnected
  - FiberOpticAvailable
  - NaturalGasConnected
  - SewerConnected
  - WaterConnected
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CeilingFans
- SeparateFormalDiningRoom
- HighCeilings
- InteriorSteps
- KitchenIsland
- MultipleLivingAreas
- MultipleDiningAreas
- OpenFloorplan
- Pantry
- QuartzCounters
- RecessedLighting
- SmartThermostat
- WiredForData
- WalkInClosets
- HighSpeedInternet

### COMMUNITY:

- Barbecue
  - CommonGroundsArea
  - CommunityMailbox
  - DogPark
  - InternetAccess
  - PetAmenities
  - Park
  - StreetLights
  - Curbs
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**LISTED BY:** David Bean

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