

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 206 E LIVE OAK STREET UNIT C

AUSTIN, TX 78704



\$900,000



2,236 sqft

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## DESCRIPTION

Steps from South Congress, this stylish and flexible modern home captures the essence of Austin living. Just one block from the city's most beloved destination for restaurants, coffee shops, boutiques, murals, and live music, this thoughtfully designed residence offers incredible walkability paired with the comfort of a quiet enclave. Inside, soaring ceilings, abundant natural light, and architectural details create an inviting sense of space. The open-concept living area features hardwood floors, custom ironwork, and a dramatic round window leading to one of two private balconies—perfect for morning coffee or sunset cocktails. The sleek kitchen includes granite countertops, stainless appliances, double ovens, and generous cabinetry for storage and entertaining ease. Zoned Mixed Use (MU), this property offers exceptional flexibility for today's lifestyle—whether you envision a home with an integrated workspace, a private office with its own separate entry, or simply a second living room or really private guest suite - there are so many possibilities. The ground floor's layout—with a full bath, generous storage, and direct street access—makes it unique and ideal anyone seeking to blend home and business in one sophisticated setting. Upstairs, both bedrooms enjoy en-suite access and ample closet space, while the primary suite offers a serene treetop view, private third floor balcony, and a spa-style bath with dual vanities, dual walk-in closets, and a walk-in shower. Additional highlights include an attached two-car garage with epoxy flooring and extra storage, abundant built-ins throughout, and a common outdoor living space framed by mature trees. A rare blend of style, flexibility, and location—just steps from the vibrant heart of South Congress.

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 5408175  
**YEAR BUILT:** 2016  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Isaac Decker League  
**LIST DATE:** 04/11/2026

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**800.451.8055**

**AREA:** 6  
**SQUARE FEET:** 2,236  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.05  
**LOT SIZE (SQFT):** 2,134

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Tile
- Wood

## EXTERIOR FEATURES

### PARKING:

- GarageFacesRear

### SIDING:

- Stucco

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- AboveGroundUtilities

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kate Hamlin

**PHONE:** 512.436.3030

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

century21judgefite.com

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