

Bluebonnet Lofts

2505 Bluebonnet Lane, Austin, TX 78704

\$699,000 - \$1,000,000



- Bluebonnet Lofts is a small private gated community of 18 architecturally designed townhomes, tucked away on Bluebonnet Lane in the heart of one of the most sought out areas - vibrant South Lamar.
- Enjoy the walkability of this convenient location - cool cafes, restaurants, bars, parks, theaters, green spaces, and artistic experiences are just minutes from your doorstep.
- Less than 2 miles to Downtown, Lady Bird Lake, Zilker Park, and easy access to Hwy 290, 360, and Mopac.
- 2 & 3 bedroom residences between 1,470 – 2,100 sq feet.
- Open concept floorplans, wood floors, 12 ft ceilings, 8 ft doors, 2 car garage, Bosch appliances, and high end finishes. Several units feature private guest suites with a separate gated yard.

For More Information

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Sales Consultant

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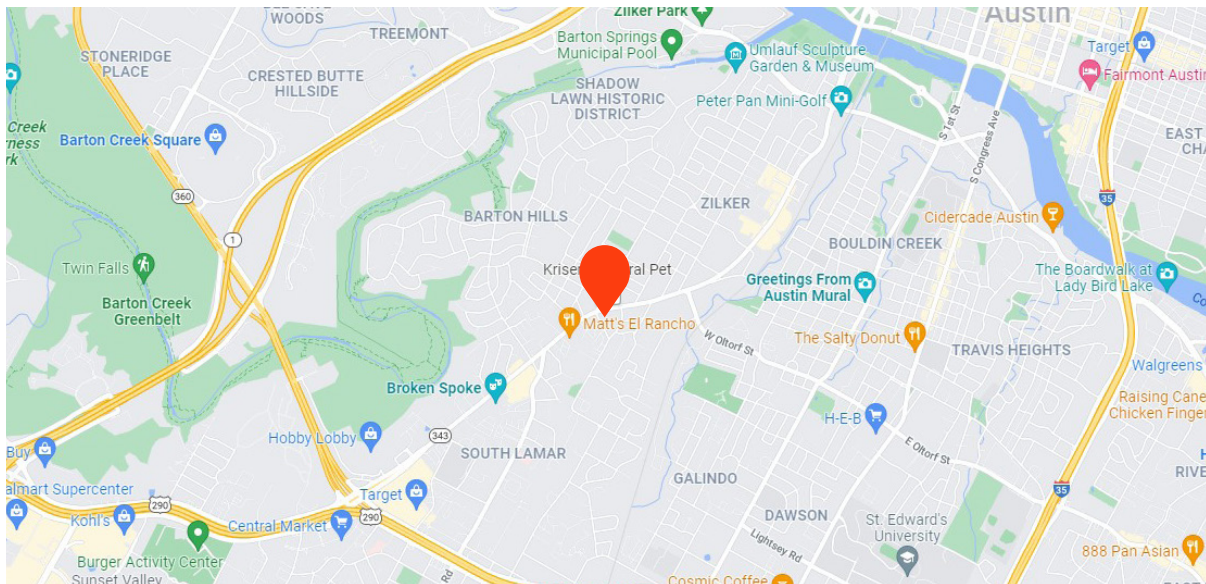
Please call or email to schedule an appointment

Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

Location



Custom Features

Elegant Exteriors

- Custom designs from architects
- Modern designs
- Eight-foot entry door
- Gutters included
- Modern Industrial Exterior
- Professionally designed landscape package
- Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

Inspiring Interiors

- Wrought iron spindles
- Elegant stairways with engineered wood, included in Main Living & all bedrooms
- Ceiling fan in master and living
- All Bedroom light fixtures box and blocked for ceiling fan
- Six inch base molding throughout home
- Eight-foot interior doors
- Up to 12' ceilings (per plan)

Luxurious Master Suites

- Ceramic tile floors and shower surrounds
- Soaking Tub per plan
- Oversized glass enclosed shower
- Dual vanities (per plan)
- Framed mirrors
- Oversized walk-in closets

Gourmet Kitchens

- Spacious gourmet kitchens
- Quartz countertops
- 42-inch cabinets
- Bosch Stainless 36" Induction Cooktop
- Bosch Stainless single oven
- Bosch Stainless microwave
- Bosch Stainless fully integrated dishwasher
- Stainless vent hood
- Under mount sinks with garbage disposal
- Ceramic tile backsplash
- Insinkerator 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting
- Self closing drawers

Quality Construction

- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5F wiring for phone and home internet
- Engineered fire sprinkler on each floor
- Garage door opens with 2 remotes



Eco-Hip™ for Sustainable Green Living

- Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- R-19 Insulation in exterior walls
- R-38 Insulation in attic
- Air sealing package
- Georgia Pacific ToughRock Moldguard Drywall provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- 50-60 gallon water heaters
- TYPAR™ weather barrier system
- High Static Ducted Single Zone System per floor
- Programmable thermostat
- Low-E double pane energy efficient vinyl windows (per community)
- Energy Star® appliances
- Duct blaster and blower door testing
- Low VOC Sherwin Williams paint throughout
- Hansgrohe plumbing package

Building Partners



Continuing a policy for constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. *Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. All Rights Reserved. ©Bluebonnet Lofts, LLC 2020



