



Bluebonnet Lofts


2505 Bluebonnet Ln., Austin, TX 78704
Starting at: \$700's




- This location can't be beat! Optimally situated in one of the most sought out areas, South Lamar brings the best of Austin to your doorstep.
- Minutes away from downtown and Zilker Park, close to dining and shopping on South Lamar, South Congress, and South First.
- Bluebonnet is a private community that will feature 18 architecturally designed townhomes with elegant modern interiors.
- Select from 2-3 bedrooms floor plans, with a kitchenette option available in select units, ranging from 1400-2100 square feet in size.
- Get in early to secure your new home today.

For More Information

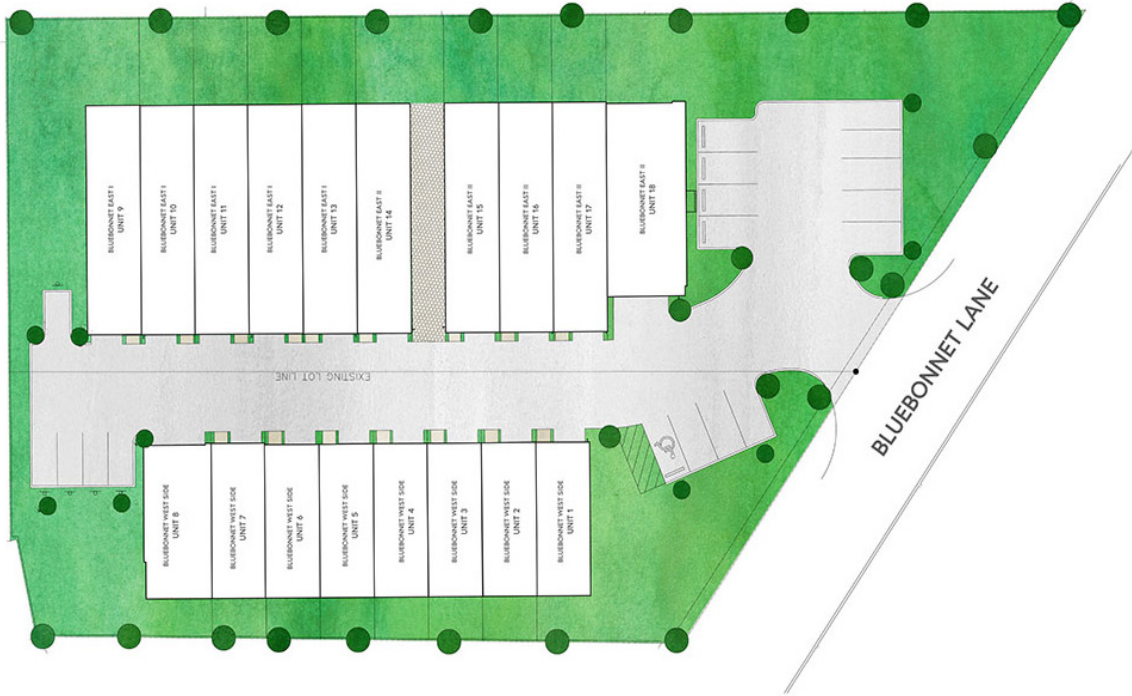
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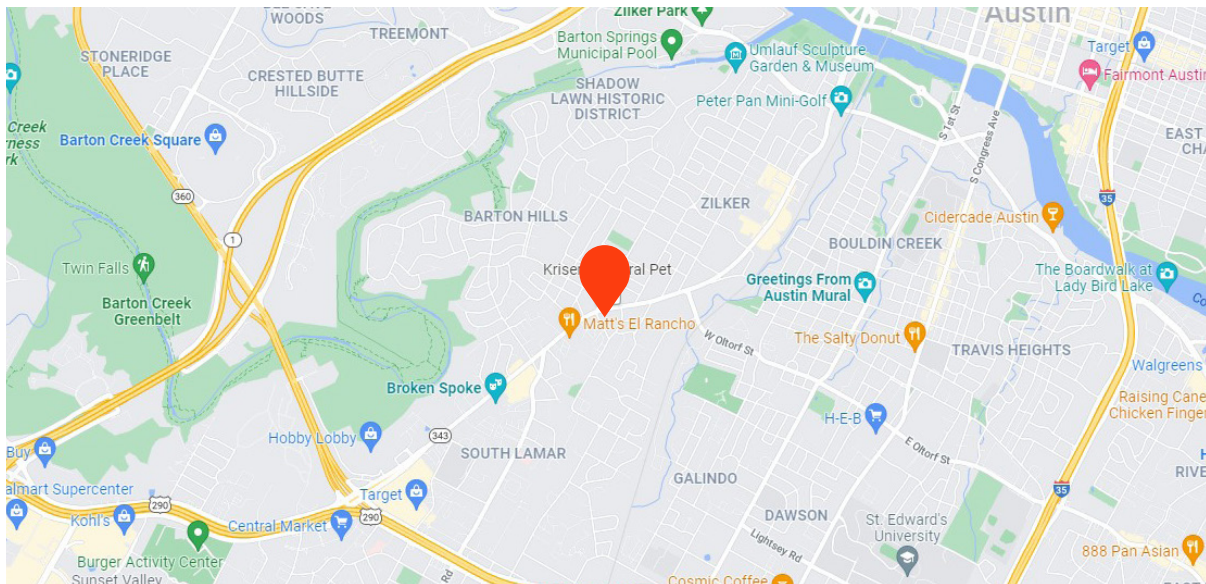
Please call or email to schedule an appointment

Site Plan



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

Location



Austin Modern Lofts

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
- 50-60 gallon water heaters
- Georgia Pacific ToughRock Moldguard Drywall provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- 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

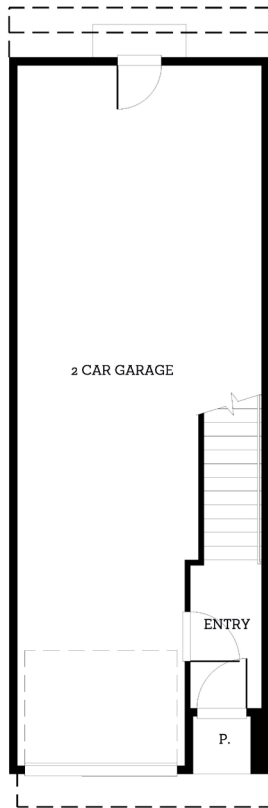


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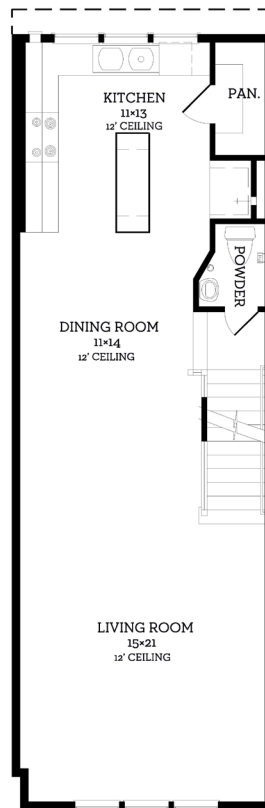


2505 Bluebonnet Unit 5

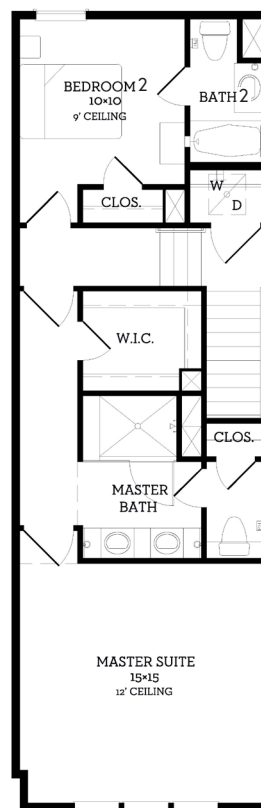
- \$ Starting in the \$700's
 - 2 bedrooms with 2 full baths
 - Master has dual vanities with large walk-in shower
- 🛏️ 2 Bedrooms
 - 2 car garage
- 🚿 2.5 Bathrooms
 - Private gated in green space
- 📏 1,519 sqft
 - Centric kitchen great for entertaining
 - Open living and dining with 12-foot ceilings



First Floor
50 sqft



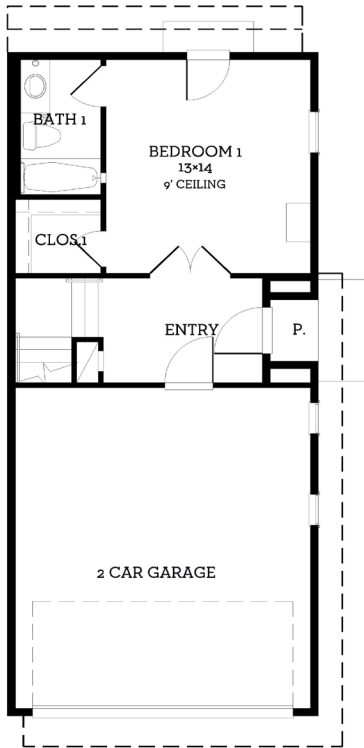
Second Floor
751 sqft



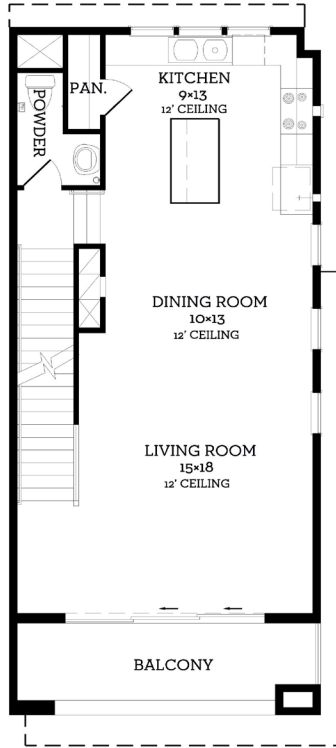
Third Floor
718 sqft

2505 Bluebonnet Unit 8

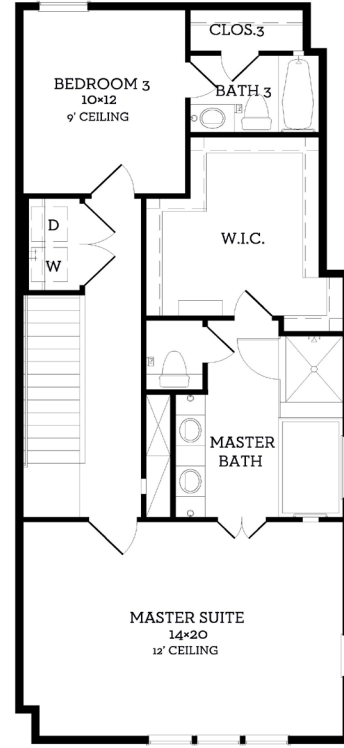
- \$ Starting in the \$900's
 - This home features a large balcony
 - 2 car side by side garage
 - The master bath is a spa retreat with large walk-in shower and a soaking tub
 - Master closet is the size of another room
 - Only two 3-bedroom units in this community
- 🛏 3 Bedrooms
- 🚿 3.5 Bathrooms
- 🏠 2,095 sqft



First Floor
408 sqft



Second Floor
759 sqft

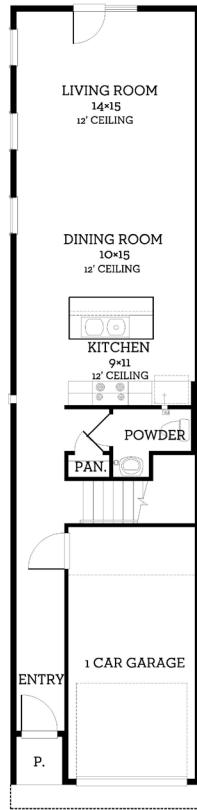


Third Floor
928 sqft

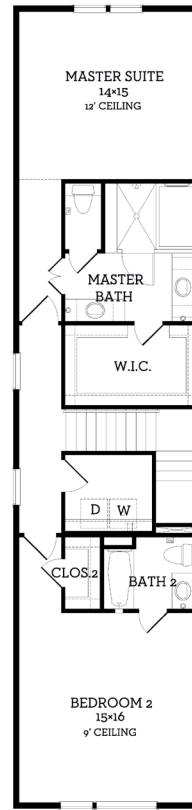
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2505 Bluebonnet Unit 15

- \$ Starting in the \$700's
 - 2 story unit with living on the main floor
 - 2 larger master units
 - Large green space in back of home
 - Separate utility room on second floor
- 🛏️ 2 Bedrooms
- 🚿 2.5 Bathrooms
- 📏 1,788 sqft



First Floor
781 sqft



Second Floor
1007 sqft

