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Site Plan



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For Sale on Market

# \$799,900

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## 2707 E SIDE DR, AUSTIN, TX 78704

4 BEDS, 3 FULL & 1 HALF BATH(S)

TO BE BUILT BY PURCHASER, lot & plans ONLY. RARE OPPORTUNITY! Set on a prominent corner just moments from St. Edward's, this residence is a study in restraint, proportion, and light—designed by CoXist, a firm quietly shaping some of Austin's more considered contemporary homes. The architecture is deliberate. Clean horizontal lines, layered materials, and expansive glass create a home that feels open without being exposed. Light moves through the space throughout the day, softened by overhangs & thoughtful orientation rather than left to chance. With 4 bedrooms, 3.5 baths, the layout balances openness with privacy. The main living areas extend toward the pool & outdoor terrace, where covered & uncovered spaces are designed to be used year-round—not as an afterthought, but as part of the core living experience. It's a home that understands how people actually live: connected when you want it, separate when you need it. Upstairs, the design becomes more introspective. Private spaces are set back from the main flow, while a rooftop deck offers a unique vantage point of downtown Austin's skyline. What sets this apart isn't just the design, but the authorship. CoXist's work reflects a disciplined approach—less about trend, more about proportion, material, and longevity. The result is a home that will age well, both aesthetically and functionally. The location holds its own. Adjacent to St. Edward's with immediate access to open green space, and minutes from South Congress—close to everything, but not in the middle of it. Places like Meteor, music at

### GENERAL DESCRIPTION

- Subdivision:** Sherwood Oaks Sec 03
- Property Type:** Residential
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Year Built:** 1961
- Building Sqft:** 3,348 / Public Records
- Lotsize:** 8,364
- MLS# / Area:** ABORTX-6138704



Presented By  
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Century 21 Lucky Money

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Visit <https://www.har.com/ABORTX-6138704> for more information

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