

# For Sale

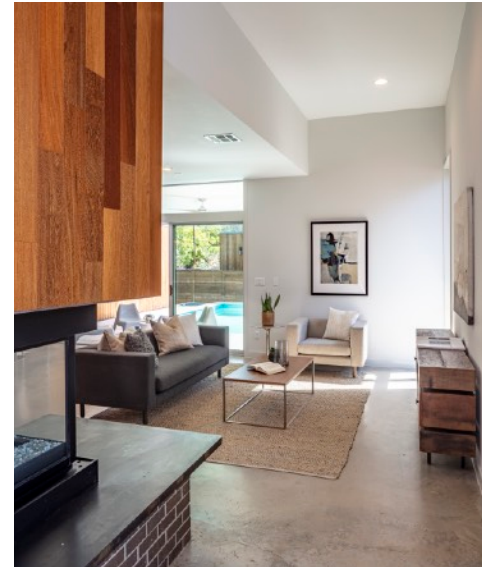
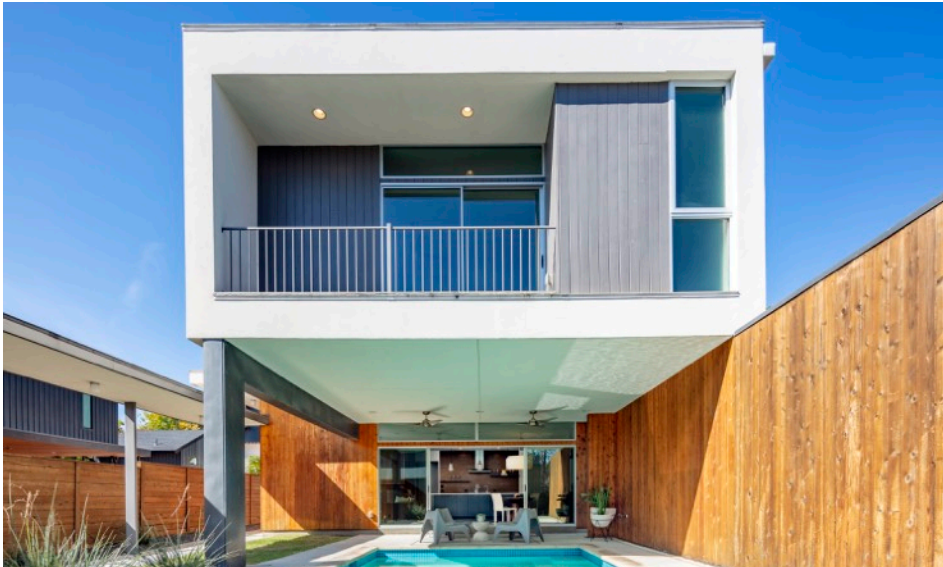
## 2212 S 3rd Street

Baldrige Modern - 78704  
3498 SF [TCAD] • 5 bed / 4.5 bath  
MLS #: 6021697



# Skout<sup>x</sup>

Roland Galang  
Broker | 512.791.1584  
Creede Fitch  
REALTOR® | 512.954.1777



A Cool Modern oasis with a relaxed South Austin vibe and a touch of resort charm. Designed by Baldrige Architects, **2212 S 3rd** is comprised of two cubed structures defined by parallel symmetry and indoor-outdoor interactions. Sparkling pool enlivens the center courtyard and an inviting extension to the living space. A “work from home” haven, the spacious main house for living and the front garage apartment with separate entrance, for working. A distinctive home situated on a 0.23-acre lot behind the iconic Green Pastures in the coveted Bouldin neighborhood.

### Quick Facts

- 1BR/1BA Guest Apartment (above garage)  
- full kitchen & separate entrance
- Accent exterior & interior wood paneling
- Center piece brick fireplace
- Rain shower w/ skylight (master)
- Built-in custom cabinets throughout
- Convenient location by South First Street
- Nearby faves: Bouldin Creek Cafe, Elizabeth Street Cafe, Winebelly, Lenoir, Sway

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.

