

NORTH BLUFF · SOUTH AUSTIN, TX

NOW SELLING
LIMITED RESIDENCES REMAINING

NORTH BLUFF RESIDENCES

Thirty-three two-story townhomes off North Bluff Drive, minutes from the South Congress corridor. Two bedrooms, two and a half baths, 1,343 square feet, and a private fenced yard with every home. Fourteen remain, including the last two detached.

ADDRESS
401 N BLUFF DR

SALES
512.920.6245

ONLINE
northbluffresidences.com

CLOSE TO THE CITY. SET BACK FROM IT.



North Bluff sits in South Austin's 78745, within minutes of the South Congress corridor and its restaurants, coffee, and retail. Ben White Boulevard and I-35 are right there, putting downtown about fifteen minutes north.

St. Edward's University, the South First shops, and the Menchaca Road dining and music strip are all a short drive. Urban access, on a quieter residential block.

South Congress (SoCo)

Shops, cafes, and restaurants along Austin's signature corridor.

Menchaca Road

South Austin's dining and live-music run.

St. Edward's University

Hilltop campus and athletic fields just north.

Radio Coffee & Beer / Cosmic Coffee

South Austin coffee-and-patio anchors.

~15min

TO DOWNTOWN
North via I-35 or S. Congress

~12min

TO SOUTH CONGRESS
Restaurants, coffee, retail

~1 mi

TO ST. EDWARDS
University + green space

TX-71/I-35

COMMUTER ACCESS
Ben White at the doorstep

THIRTY-THREE HOMES. LIMITED AVAILABILITY REMAINING.

North Bluff Residences is a 33-home community of new two-story townhomes off North Bluff Drive. Detached, standalone homes and attached, duplex-style residences, all built on one floor plan: 1,343 square feet, two bedrooms, two and a half baths, and a second living area upstairs. Every home has a private fenced yard and an attached carport. Two detached homes remain.



33

RESIDENCES

Detached + Attached

1,343

SQUARE FEET

2 Bed • 2.5 Bath

2026

NEW
CONSTRUCTION

Built this year

Private Yard

EVERY HOME

Fenced • HOA-
maintained

QUARTZ, MATTE BLACK, AND EIGHT-FOOT WINDOWS.

The main floor opens around the kitchen. Eight-foot windows pull in light; the primary ceiling vaults. White quartz runs through the kitchen and every bath.



KITCHEN

White quartz countertops

Frameless cabinetry

GE stainless appliances:
smart gas range,
microwave, dishwasher

Matte black Bohrn faucet

Blue ceramic tile backsplash

BATHS

White quartz, navy frameless
vanities

Walk-in tile shower
(primary)

Delta matte black fixtures

Black + brass vanity lighting

Double closets in primary

LIVING

Open-concept main floor

Second living area upstairs

Vaulted primary ceiling

8-ft windows in main living

Water-resistant laminate
floors

BUILDING + SMART

HardiPlank exterior, spray
foam insulation

In-unit space for washer /
dryer

Attached carport

Nest thermostat · Ring
doorbell

Energy Star appliances

04 THE PLANS

TWO PLANS. ONE FOOTPRINT.

A1 and A2 are mirror images of the same 1,343-square-foot floor plan. A1 is the detached, standalone home. A2 is the attached, duplex-style home. Kitchen and living down; two bedrooms and the second living area up.

PLAN	TYPE	SQFT	BED/BATH	OUTDOOR	PARKING	FROM
A2	ATTACHED	1,343	2 / 2.5	PRIVATE FENCED YARD	CARPORT	INQUIRE
A1	DETACHED	1,343	2 / 2.5	PRIVATE FENCED YARD	CARPORT	INQUIRE

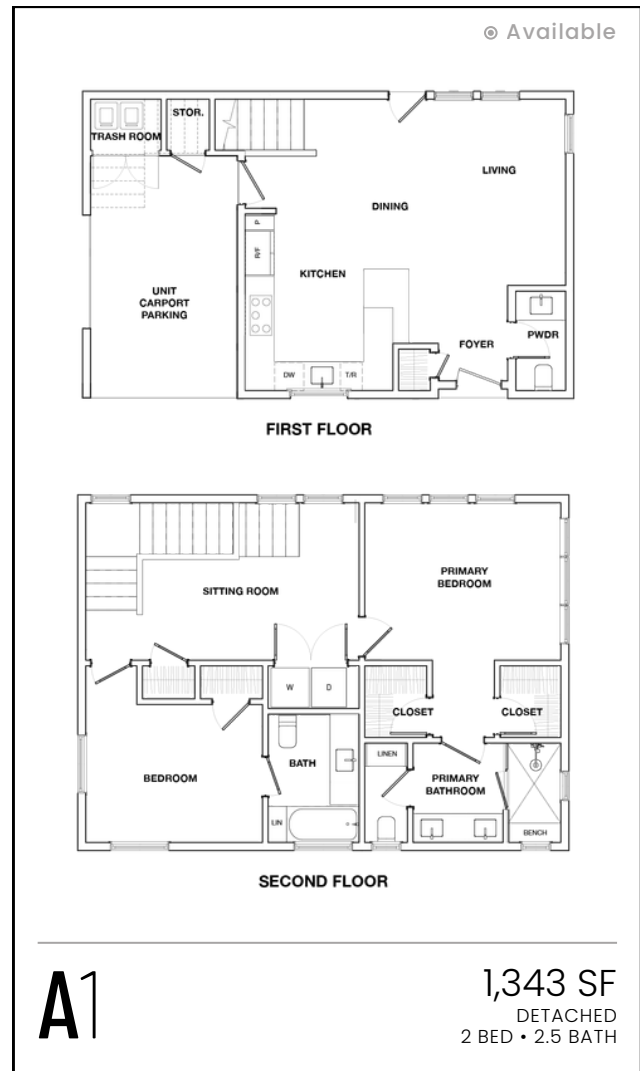
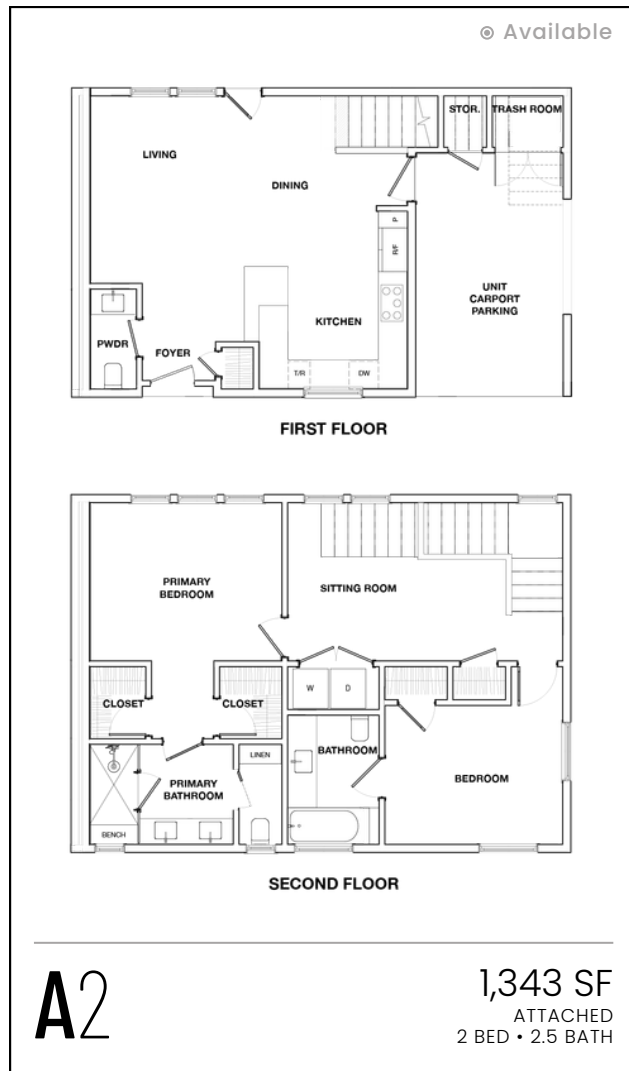


Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage is approximate per architectural plan. Features and selections may vary and may not be included in the purchase price. Equal Housing Opportunity. RTO 61522.

05 THE LAYOUTS

A1 AND A2, DRAWN TO SCALE

Both plans, first and second floors. Same square footage, mirrored layout.



Floor plans are not to scale; dimensions are approximate and may vary from the description in the condominium declaration. Materials are illustrative.

06 BUILDER + SALES

BUILT BY ASHTON GRAY, SOLD BY MODUS.

Ashton Gray Development is a vertically integrated developer building across the greater Austin metro, with thousands of homes planned or underway from Manor to Leander to Lockhart. North Bluff Residences reflects its focus on well-built, attainable new construction in established communities.



5,300+
HOMES
PLANNED
Planned across
greater Austin

HOUSTON
HEADQUARTERS
Austin Metro
Footprint

MDS
MODUS DEVELOPMENT SERVICES

MODUS Development Services (MDS) is the residential development arm of MODUS Real Estate, with teams in Austin and Denver. MDS is the exclusive sales and marketing team for North Bluff Residences.



LAWRENCE PRITCHETT
Managing Partner + Broker



LAUREN HOLAMON
Agent + Sales Lead

*"Real estate moves slow. We don't.
Every home here is sold by a team
that runs its book like a business."*

MODUS REAL ESTATE

07 VISIT NORTH BLUFF RESIDENCES

NOW SELLING
LIMITED RESIDENCES REMAINING

WALK THROUGH. ASK ANYTHING.

The model home is open and ready to show. Tour any available residence, request the full finish schedule.

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