



THE SAGE
live on lamar

THE SAGE – combining style and function to create sleek, urban brownstones in South Austin’s most vibrant district. Multi-level retreats provide upscale living at the juncture of Downtown and South Austin. Walk or bike to Austin’s best restaurants including Uchi, Matt’s El Rancho, Kerbey Lane, Maria’s Taco Xpress and many more. Stroll along Town Lake, catch dinner and a movie at the Alamo Drafthouse or dance the night away at the Broken Spoke.

AT THE SAGE, THIS IS YOUR NEIGHBORHOOD – THIS IS YOUR AUSTIN.

THE SAGE PROVIDES THE PERFECT COMBINATION OF
NATURAL AND MODERN ELEMENTS



ELEGANT. URBAN. EFFICIENT. 9+ foot ceilings • Private terraces • Oversized entertaining kitchens with island • Stainless steel appliances with gas cooking • Granite slab countertops throughout • Custom maple cabinetry • Double vanities • Kohler fixtures • Spacious glass enclosed showers • Wood flooring in kitchen, living, and dining areas • Ceramic tile in bathrooms and utility areas • Walk-in closets • Recessed lighting • Structured next-generation CAT6 wiring package including internet, phone, cable, security, and surround sound • Direct access two-car garages • Beautiful central entry drive

PERSONAL TWO-CAR GARAGE CONVENIENTLY LOCATED
ON THE FIRST FLOOR OF YOUR CONDO WITH EASY
ACCESS TO CENTRAL ENTRY DRIVE





1. Alamo Drafthouse
2. Amy's Ice Cream
3. Magnolia Cafe
4. Opal Divine's
5. Polvos
6. Zilker Park
7. Town Lake
8. Uchi
9. Saxon Pub
10. Jo's Coffee
11. Zen
12. Guero's
13. Continental Club
14. Maudie's
15. Vespaio
16. Barton Springs
17. Flipnotics
18. Broken Spoke
19. Horseshoe Lounge
20. Matt's El Rancho
21. Fran's Hamburgers
22. Slick Willies Pool Hall
23. Kerbey Lane
24. Maria's Taco Xpress
25. Doc's
26. Romeo's
- 27. THE SAGE**

1702 South Lamar Boulevard
 Austin, TX 78704
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Prices and availability are subject to change without notice. Floor plans and square footages are subject to change without notice. The presentation of this property is submitted subject to errors, omissions or withdrawal without notice. Developer reserves the right to change materials, designs, features, and amenities without notice.