

# \$799,900 - 48 East Avenue 2404, Austin

MLS® #2953274

## \$799,900

1 Bedroom, 1.00 Bathroom, 893 sqft  
Residential on 0.00 Acres

Natiivo, Austin, TX

Gorgeous, fully furnished luxury condo on 24th floor features vast views to the North and East, plus unexpected, beautiful views of Ladybird Lake to the West and South. Corner unit filled with natural light, warm aesthetics, and substantial, high-end furnishings.

One-of-a-kind building in Austin: already zoned for short-term rental / "hotel" use means no limits on STR and no additional permits needed! Perfect location steps from lake & river paths, downtown shops & restaurants, live music venues, festival grounds, and Convention Center " all easily accessibly by foot, scooters and electric bikes. Easy access to highways, central Austin neighborhoods, and major airport. The 33rd-floor rooftop pool deck is truly epic. Floor-to-ceiling windows, hardwood floors, top-end appliances, \*\*silent refrigerator, dishwasher, and heating/cooling\*\*, and balcony deck. Luxurious king-sized bed with high-end mattress; modern sleeper-sofa in the loft area. High floor enables views over neighboring buildings, more so than most units at Natiivo. Unobstructed views to the North and East are largely protected from development. Pet-friendly with amenities. Concierge, world-class fitness center, yoga room, workspaces, club room, coffee bar, secure garage with plenty of valet parking (free for one vehicle), and more.

Built in 2022

## Essential Information



MLS® #	2953274
Price	\$799,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active Under Contract

### **Community Information**

Address	48 East Avenue 2404
Area	DT
Subdivision	Nativo
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Bar/Lounge, Bicycle Storage, Business Center, Concierge, Conference/Meeting Room, Deck/Porch, Dog Park, Fitness Center, Game Room, Gated, Pet Amenities, Pool, Rooftop Lounge, See Remarks, Trails/Paths
Parking	Garage, Covered, Electric Vehicle Charging Station(s), Guest, Private, Secured, Valet
Garage Spaces	1
View	Lake, Panoramic, City, Water
Waterfront	See Remarks
Has Pool	Yes

### **Interior**

Interior	Tile, Wood, Terrazzo
Appliances	Dishwasher, Electric Water Heater, Built-In Range, Electric Oven, Range Hood, Washer/Dryer Stacked

Heating	Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	City Lot
Roof	See Remarks
Construction	Concrete, Glass
Foundation	Combination

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	March 11th, 2023
Days on Market	81

### **Listing Details**

Listing Office	Keller Williams Realty
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