

# \$750,000 - 44 East Avenue 2808, Austin

MLS® #5671177

## \$750,000

2 Bedroom, 2.00 Bathroom, 796 sqft  
Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

UPGRADED closets in both Bedrooms, electric solar shades in this stunning East facing residence with views of Lady Bird Lake at 44 East Ave, Austin's newest premier luxury tower. This efficient floor plan with classic finishes features an open concept kitchen and living plan with floor-to-ceiling glass revealing a spacious covered balcony perfect for soaking Sunrises. The kitchen is outfitted with Bosch appliances including built-in refrigerator, dishwasher, microwave, gas range + oven and quartz countertops. Loads of upgrades throughout offer the best of urban living with a custom Italkraft closet in both bedrooms, electric solar shades, full height kitchen backsplash. Over 13,000 sq ft of beautiful amenity areas on the 11th and 37th floors featuring a cenote pool, outdoor lounge with gas grills, outdoor dog park + dog lounge, fitness center, yoga studio, conference rooms, great room with TVs and caterer's kitchen, 2 guest suites, 37th-floor terrace and sky lounge. Take advantage of the fantastic location with easy walkability to the Lady Bird Lake Hike & Bike Trail, the vibrant Rainey Street District and some of the city's best restaurants just a steps away. Includes 1 parking space.

Built in 2022

## Essential Information

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Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	796
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active

### **Community Information**

Address	44 East Avenue 2808
Area	DT
Subdivision	44 East Ave Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Available, Water Available
Features	Barbecue, Bicycle Storage, Concierge, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Pet Amenities, Pool, See Remarks, Trails/Paths
Parking	Garage, Gated, See Remarks, Guest
Garage Spaces	1
View	River, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave
Heating	Central
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Trees Large Size, Xeriscape
Roof	See Remarks
Construction	Glass, Concrete
Foundation	Combination

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	34

### **Listing Details**

Listing Office	Urbanspace
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