

# \$3,295,000 - 603 Davis Street 2201, Austin

MLS® #6225936

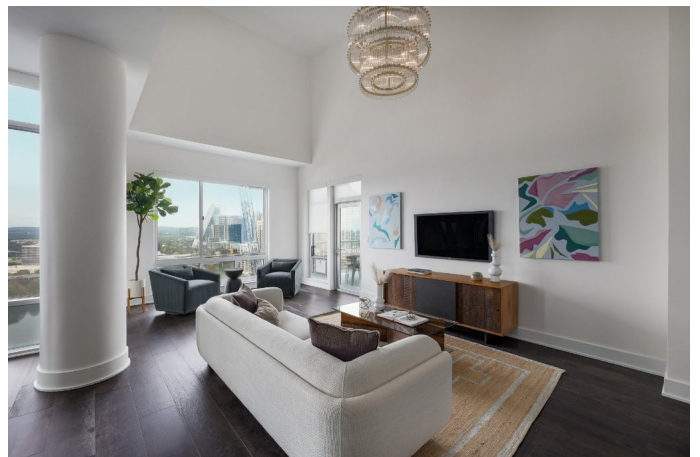
## \$3,295,000

2 Bedroom, 3.00 Bathroom, 2,498 sqft  
Residential on 0.01 Acres

Shore A Condo Amd The, Austin, TX

Welcome to The Penthouse at The Shore, one of the most unique condominiums in downtown Austin. This western-facing, two-story condo showcases NO SHARED WALLS, 30-foot ceilings, two primary suites, a mezzanine loft and three covered balconies (nearly 600 sq ft of covered outdoor patio space). Expansive views of Ladybird Lake and nightly sunsets are yours to enjoy from every window and will always be in view, despite current developments in the area.

The unit was completely remodeled in 2018 by renowned design-build firm Aandahl Construction. No expense was spared in making this residence the epitome of functionality and luxury. As you walk through the door, Ladybird Lake is the showstopper, framed by the oversized windows. The kitchen, with Sub-Zero paneled appliances, is the cornerstone of the living space. Marble counter tops and back splash, custom cabinetry, and a walk-in pantry are just a couple of the notable features. Along with the views, the living room has several palatial wall spaces for displaying art. Each bedroom comes with stunning river views, its own balcony, and a marbled bathroom with a large walk-in closet. There is a half-bathroom off the entrance for guest use. Upstairs you find the mezzanine loft and another balcony. Here is the perfect flex space for a golf simulator, home gym, office, or media lounge (or all of those at once). Every window in the unit is



completed with remote-controlled window treatments by The Shade Store.

This residence is deeded with three ground-level, reserved garage parking spaces and two storage units. Other condo amenities include a pool, gym, gated parking, conference room, 24-hour front desk, as well as access to the Van Zandt Hotel pool/restaurant. Current development in the area will bring even more high-end retail and restaurants. You do not want to miss out on this one!

Built in 2006

### **Essential Information**

MLS® #	6225936
Price	\$3,295,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	0.01
Year Built	2006
Type	Residential
Sub-Type	Condominium
Status	Active

### **Community Information**

Address	603 Davis Street 2201
Area	DT
Subdivision	Shore A Condo Amd The
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Utilities Cable Available, Electricity Connected, Sewer Connected, Water

	Connected
Features	Community Mailbox, Maintenance On-Site, Property Manager On-Site, Pool, Storage Facilities
Parking	Assigned, Deeded, Electric Gate, Secured, Guest
Garage Spaces	3
View	Bridge(s), City Lights, City, Lake, Panoramic, River
Is Waterfront	Yes
Waterfront	See Remarks, Waterfront

### **Interior**

Interior	Marble, Wood
Appliances	Built-In Electric Range, Built-In Refrigerator, Cooktop, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Disposal, Ice Maker, Microwave, Wine Refrigerator, Washer
Heating	Heat Pump
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, No Exterior Steps
Lot Description	Views
Roof	None
Construction	Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	December 8th, 2022
Days on Market	174

### **Listing Details**

Listing Office	Zilker Properties of Austin
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Property Listed by: Zilker Properties of Austin  
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