

\$1,049,000 - 44 East Avenue 1901, Austin

MLS® #8531759

\$1,049,000

2 Bedroom, 2.00 Bathroom, 1,293 sqft
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

This exceptional 2-bedroom condo offers a prime location steps away from sparkling Lady Bird Lake & the vibrant Rainey District. Embrace the ultimate urban lifestyle in this remarkable community, which boasts resort-style amenities that rival the most exclusive retreats. The open-concept floorplan seamlessly combines style & functionality with high-end finishes, including high ceilings & floor-to-ceiling windows that flood the space with natural light & provide breathtaking panoramic views of Lady Bird Lake & the city lights of Austin. Hardwood flooring adds a touch of elegance, while the gourmet kitchen is a culinary dream. Equipped with a large center island, modern white cabinetry, quartz countertops, & upscale stainless-steel appliances. The primary suite is a sanctuary of relaxation, offering a large walk-in closet & a sumptuous en-suite bath, appointed with a quartz-topped double vanity, a soaking tub, & a frameless walk-in shower. The 2nd bedroom, complete with its own bathroom, can easily be transformed into a home office. Indulge in the plethora of amenities, including a stunning heated pool & outdoor terrace for lounging & socializing, a state-of-the-art fitness center & yoga studio, & a 24/7 concierge ready to cater to your every need. Experience luxury at every turn with additional perks such as a coffee lounge, game & club rooms for entertainment, meeting & event spaces, 2 dog parks & a pet lounge, & a zen garden that offers a peaceful escape from the bustling city. Revel in the



unbeatable location, where outdoor enthusiasts can partake in a myriad of activities on Lady Bird Lake, from kayaking & paddleboarding to biking & jogging along the picturesque trail. Additionally, the vibrant Rainey Street district beckons with its lively array of bars & restaurants, offering vibrant nightlife & culinary experiences like no other. Unit comes with 1 additional parking space!

Built in 2022

Essential Information

MLS® #	8531759
Price	\$1,049,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	44 East Avenue 1901
Area	DT
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, High Speed Internet Available
Features	Barbecue, Bar/Lounge, Clubhouse, Common Grounds/Area, Community

	Mailbox, Concierge, Conference/Meeting Room, Dog Park, Fitness Center, Game Room, Pet Amenities, Pool, See Remarks, Shopping
Parking	Garage, Assigned, Attached, Covered, Guest
Garage Spaces	2
View	City, Lake, Panoramic, River, Water
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Built-In Electric Oven, Dryer, Gas Cooktop, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Membrane
Construction	Concrete, Glass
Foundation	Slab

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	February 8th, 2024
Days on Market	170

Listing Details

Listing Office	Compass RE Texas, LLC
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Property Listed by: Compass RE Texas, LLC
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