

\$675,000 - 40 N Interstate 35 9c2, Austin

MLS® #8664046

\$675,000

2 Bedroom, 2.00 Bathroom, 1,459 sqft
Residential on 0.03 Acres

Towers Town Lake Condo Amd, Austin, TX

LUX Condo + Downtown Views and Upgrades Galore! Immaculate attention to detail with fine craftsmanship in this spacious and bright luxury condo in downtown Austin. Stunning views of the Austin skyline in every room + private balcony. The beauty is in the details. Exceptional 5-panel solid-wood doors with high end hardware. Classic wainscoting, decorative chair railing, 8" base trim, and premium case molding throughout. Recently installed air conditioner and heater with Nest thermostat and an upgraded water heater. Pride of ownership is abundantly clear. Black stainless appliances in the gourmet kitchen with travertine tile floors, touch faucet sink and app-controlled under cabinet lighting. Solid oak flooring in prime areas, beautiful marble in dining, travertine tile in kitchen and baths. The primary bathroom is an absolute show stopper. Not only does it have a red cedar sauna with glass entry, it also has a steam shower with multiple high-end polished-nickel shower heads and faucets. Decorative carved vanities with marble top with steam resistant chandelier and light pendants. Pamper yourself! Bedrooms are equipped with remote controlled ceiling fans with hidden blades, ample closet space and oak flooring and beautiful views. Guest bath offers travertine tile floors, decorative carved vanity with marble top and under-mount sink. Towers of Town Lake revitalization project underway includes newly reconstructed building exterior, landscaping modernization and entryway upgrade. World



class amenities include heated indoor/outdoor pools, 24-hour concierge with gated access, steam/sauna rooms, weight room, racquetball/basketball courts, piano lounge, billiards room and 2 reserved spots in the garage. Escape the routine at nearby Butler hike/bike trail and kayak/SUP access. Then indulge in the many entertainment+dining offerings Rainey has to offer just steps away. Terrific value in comparison to other downtown buildings. Downtown lux living with no compromises. A must see!

Built in 1983

Essential Information

MLS® #	8664046
Price	\$675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,459
Acres	0.03
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	40 N Interstate 35 9c2
Area	DT
Subdivision	Towers Town Lake Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Electricity Connected, Fiber Optic Available, Sewer Connected, Water

	Connected, Cable Connected
Features	Common Grounds/Area, Community Mailbox, Gated, Pool, Sport Court(s), Bar/Lounge, Business Center, Concierge, Conference/Meeting Room, Courtyard, Fitness Center, Game Room, Planned Social Activities, Sauna, See Remarks
Parking	Assigned, Garage, Guest
Garage Spaces	2
View	City, Panoramic
Waterfront	See Remarks

Interior

Interior	Tile, Wood, Marble
Appliances	Dishwasher, Exhaust Fan, Free-Standing Electric Range, Disposal, Refrigerator, See Remarks, Vented Exhaust Fan, Electric Water Heater, Washer/Dryer Stacked, Wine Refrigerator
Heating	Central, See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Near Public Transit, See Remarks, Views
Roof	Membrane
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	May 6th, 2022
Days on Market	23

Listing Details

Listing Office	Spyglass Realty
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Property Listed by: Spyglass Realty
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