

# \$2,500,000 - 222 West Avenue 1301, Austin

MLS® #1592705

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## \$2,500,000

3 Bedroom, 3.00 Bathroom, 2,227 sqft  
Residential on 0.01 Acres

Seaholm Residences Residential, Austin, TX

### COVETED SOUTHEAST CORNER

OVERLOOKING THE LAKE! Downtown's Seaholm District is THE HOT downtown neighborhood everyone wants--Trader Joe's, restaurants, shopping, salons, and hike/bike trails are at your doorstep. This unit's 279 square foot wrap-around balcony is one of the largest in the building and gets no west sun--you are able to leave your shades up all day long without cooking yourself, your art, and your furnishings. All lake facing windows (living room, primary bedroom, primary bathroom) have been noise and heat insulated with a third layer of glass. Wake up in the south facing primary bedroom with lake views every morning. The en-suite primary bathroom has lake views as well, plus dual vanities, a separate shower, soaking tub, and custom walk-in closet. On the opposite side of the unit are the second and third bedrooms. The second bedroom, that is currently being used as an office, has a full bathroom across the hall from it. The third bedroom can be considered a second primary suite as it has an en-suite bathroom with double vanity and huge walk in closet (I've seen this closet used as a children's playroom when wall closets are added to this third bedroom). Hardwood floors throughout including the bedrooms. Custom pantry in the kitchen. Custom build out on all closets as well as the (rare!) full-size walk in laundry room. Electric solar/blackout shades throughout. Kitchen upgrades include a Sub-Zero refrigerator and Wolf gas range,



microwave, and vent hood (that is fully ducted outside). Views as protected as they come due to a Capitol View Corridor that runs just past the living room windows of this unit. Two deeded, level, low floor, side-by-side premium parking spaces. EXCELLENT experienced on-site management. Ask about the possibility of purchasing the 678 square feet one bedroom unit next door (it even has the same cabinetry and flooring as 1301!) to EASILY create your own one-of-a-kind four or five bedroom downtown lakefront condo.

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	1592705
List Price	\$2,500,000
Sale Price	\$2,375,000
Sale Date	September 25th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,227
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	222 West Avenue 1301
Subdivision	Seaholm Residences Residential
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Amenities	Concierge
Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Barbecue, Bicycle Storage, Concierge, Clubhouse, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Gated, Internet Access, Maintenance On-Site, Pet Amenities, Property Manager On-Site, Pool, Planned Social Activities, Shopping, Trails/Paths
Parking	Deeded, Lighted, Secured, Side By Side, Guest
# of Garages	2
View	Bridge(s), City Lights, City, Panoramic
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	None
Windows	Aluminum Frames, Double Pane Windows, See Remarks, Triple Pane Windows, Window Treatments
Roof	Membrane
Construction	Metal Siding, Concrete
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin