

# \$1,595,000 - 70 Rainey Street 1704, Austin

MLS® #1775975

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## \$1,595,000

2 Bedroom, 2.00 Bathroom, 1,321 sqft  
Residential on 0.00 Acres

Historic Rainey St. District, Austin, TX

Welcome to unit 1704 at the award-winning 70 Rainey residential tower in the Historic Rainey St. District. Being brought to the market for the first time since construction, unit 1704 boasts amazing up-river views of Lady Bird Lake and the famed Hill Country. This two-bedroom, two-bathroom unit has never been used as a full-time residence. The owners have only stayed in the unit a handful of times over the past 5 years and have never leased the condo. Unit 1704, situated within the central vertical stack, holds an enviable position as the most sought-after vertical stack in the building. Its strategic location shields it from the noise and activity of Rainey Street, creating a serene and peaceful environment — especially on the balcony. The historic Mexican American Cultural Center safeguards the views from the residence, ensuring that the prospect of new tall buildings impeding the view remains slim. It's positioning on the 17th floor offers the perfect vantage point for panoramic views of the surrounding Hill Country, while maintaining a connection to the lively activities below. Unit 1704 includes 2 secure parking spaces and a contiguous storage unit on the sixth floor. The parking stalls are conveniently oriented for direct head-in parking and are located near the elevator, maximizing ease of use. There are few buildings in Downtown Austin along the water's edge, and 70 Rainey is one of them. Unlike almost all residential towers in Downtown Austin, the 70 Rainey Tower



features a pull-in Porte-Cochère, offering convenient temporary parking off Rainey Street. Since the tower's completion in 2018, the design of 70 Rainey has garnered industry awards and other recognition for features like its "Sky Garden," the 20,000-square-foot amenity deck by international landscape architecture firm Design Workshop. Likewise, 70 Rainey was recognized with a Gold Multi-Housing News 2020 Excellence Award in the category of "Best Development and Design" for high-rise projects.

Built in 2018

### Essential Information

ListingFeed	abor_vow
MLS® #	1775975
List Price	\$1,595,000
Sale Price	\$1,375,000
Sale Date	May 20th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,321
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	70 Rainey Street 1704
Subdivision	Historic Rainey St. District
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Amenities	Concierge
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Barbecue, Business Center, Bicycle Storage, Concierge, Common Grounds/Area, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Internet Access, Lake, Maintenance On-Site, Media Room, Pet Amenities, Package Service, Park, Property Manager On-Site, Pool, Storage Facilities, Trails/Paths
Parking	Alley Access, Assigned, Attached, Covered, Deeded, Electric Gate, Guest
# of Garages	2
View	Bridge(s), City, Hills, River, Water
Waterfront	See Remarks
Has Pool	Yes

### **Interior**

Interior	Wood
Appliances	Built-In Oven, Dryer, Dishwasher, Freezer, Gas Cooktop, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	Views
Windows	Double Pane Windows, Window Treatments
Roof	Membrane
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin