

\$1,450,000 - 301 West Avenue 1806, Austin

MLS® #2246992

\$1,450,000

2 Bedroom, 2.00 Bathroom, 1,490 sqft
Residential on 0.00 Acres

THE INDEPENDENT, Austin, TX

HUGE \$245K PRICE IMPROVEMENT ON THE HOTTEST FLOORPLAN IN THE BUILDINGLuxurious, highly sought-after CORNER unit at The Independent boasts stunning downtown views from almost every room! The B8 floorplan is the largest 2 bedroom/2 bathroom floorplan and is beloved by residents due to itsâ€™™ bonus study & largest covered balcony of all the 2 bedroom floorplans in the building. Captivating floor to ceiling windows provide an abundance of natural light & views of Lady Bird Lake, the Capitol building, and Auditorium Shores. The spacious 118 sq. ft. covered balcony is perfect for enjoying the outdoors year-round with plenty of room for a dining table and sofa, unlike the other 2 bedroom units. Plus, the living room and balcony provide amazing views of the fireworks at Auditorium Shores for New Yearâ€™™s Eve and 4th of July. The open concept kitchen features a large eat-in island with waterfall quartz counters, Bosch appliances including a gas cooktop, wine fridge & great cabinet space. The primary suite offers a walk-in closet with custom built-ins, double vanity, spa-like soaking tub & walk-in shower. The unit also includes hardwood floors throughout, cordless electric shades, soft close drawers & 2 reserved garage parking spaces. The Independent offers amenities galore! The building has over 20,000 square feet of amenities such as an infinity edge heated pool over-looking Lady Bird Lake, outdoor lounge with fireplace, Dog



park & grooming station, club room & coffee bar, kids activity room & playground, fitness center, yoga studio, 25 person theater, business center, 24 hour concierge & so much more! You can also walk to Whole Foods, Trader Joe's, numerous restaurants & so much more that downtown Austin has to offer.

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	2246992
List Price	\$1,450,000
Sale Price	\$1,450,000
Sale Date	September 29th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	301 West Avenue 1806
Subdivision	THE INDEPENDENT
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Barbecue, Business Center, Bar/Lounge, Bicycle Storage, Concierge,

Clubhouse, Dog Park, Fitness Center, Kitchen Facilities, Media Room, Pet Amenities, Playground, Pool, Trails/Paths

Parking Assigned, Garage

of Garages 2

View City, River

Waterfront None

Interior

Interior Tile, Wood

Appliances Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Wine Refrigerator

Heating Central

Cooling Central Air

Fireplaces None

of Stories 1

Stories One

Exterior

Exterior Features Balcony

Lot Description None

Windows Blinds

Roof Membrane

Construction See Remarks

Foundation Slab

School Information

District Austin ISD

Elementary Mathews

Middle O Henry

High Austin