

\$1,795,000 - 44 East Avenue 3207, Austin

MLS® #2266073

\$1,795,000

3 Bedroom, 3.00 Bathroom, 1,993 sqft
Residential on 0.00 Acres

44 East Ave, Austin, TX

Sleek downtown 3-bedroom condo with high-end finishes at Austin's newest luxury condo tower, 44 East Ave. Rising above a 3-acre park on the shores of Lady Bird Lake, 44 East Ave is located on the quieter end of Rainey Street and is only steps away from the hike and bike trail, as well as numerous restaurants and bars. Filled with natural light from 3 sides of 10ft walls of floor-to-ceiling windows, the living room features breathtaking 180-degree views of Lady Bird Lake. Amidst an urban environment feel truly connected to nature in the most tranquil side of the building. The gourmet kitchen is completely open to the living room and reflects Scandinavian design elements centered around an expansive kitchen island, making it the perfect space for entertaining. Other kitchen features include Italian cabinetry with soft-close cabinets, quartz countertops, all Bosch appliances including a custom panel dishwasher and custom panel built-in refrigerator, and under-counter Thermador wine fridge. Enjoy unobstructed lake views from the spacious primary suite, or relax in the spa-like primary bathroom complete with dual vanity sinks, free-standing soaking tub, and a frameless glass shower. Other interior features include white oak hardwood floors and premium Italian custom closet upgrades in all three bedrooms, and an integrated speaker system throughout. This 32nd floor residence presents a rare opportunity to enjoy both sunrise and stunning sunsets over the water in downtown Austin!



Building amenities include a 24-hr concierge, and a multitude of gathering spaces comprise over 13,000 sqft of beautiful common areas on the 11th and 37th floor including a cenote style pool, outdoor lounge with gas grills, outdoor dog park + dog lounge & spa, fitness center, yoga studio, conference rooms, great room with TVs and caterers kitchen, and 2 guest suites.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	2266073
List Price	\$1,795,000
Sale Price	\$1,650,000
Sale Date	March 15th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,993
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	44 East Avenue 3207
Subdivision	44 East Ave
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural

Features	Gas Connected, High Speed Internet Available, Water Connected Barbecue, Business Center, Bar/Lounge, Bicycle Storage, Concierge, Clubhouse, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Game Room, Gated, Internet Access, Kitchen Facilities, Pet Amenities, Package Service, Pool, Restaurant
Parking	Assigned, Deeded
# of Garages	2
View	Hills, Lake, Panoramic, Water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior	Wood
Appliances	Built-In Oven, Built-In Refrigerator, Dryer, Dishwasher, Gas Cooktop, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	None
Windows	Low Emissivity Windows
Roof	See Remarks
Construction	Glass, Concrete, See Remarks
Foundation	Combination, See Remarks

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin