\$1,500,000 - 301 West Avenue 1706, Austin

MLS® #2686536

\$1,500,000

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

Independent Condos, Austin, TX

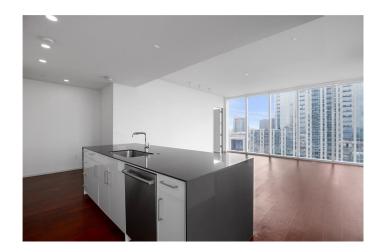
Nestled in the heart of Austin's vibrant downtown, The Independent stands as a beacon of modern luxury living. Situated just moments away from Shoal Creek, Lady Bird Lake, and premium shopping destinations including Trader Joe's and Whole Foods, this iconic 58-story tower offers the epitome of urban convenience.

Spanning an impressive 1,608 square feet, Residence B8 on the 17th floor captures the essence of waterfront living with its southeast-facing orientation and sweeping views. Boasting 2 bedrooms, 2 bathrooms, and a versatile office space, this meticulously designed floor plan ensures both style and functionality.

Step inside to discover a world of elegance, where floor-to-ceiling windows flood the space with natural light, inviting the outdoors in. The extended hardwood floors, complemented by the sophisticated Shoal Creek finish palette, create a seamless canvas for modern living.

The gourmet kitchen is a chef's delight, featuring quartz countertops, Bosch appliances, and sleek cabinetry, perfect for culinary exploration and entertaining alike. With 10-foot ceilings enhancing the sense of space and openness, every corner of this residence exudes luxury and sophistication.

Relax and unwind on the expansive outdoor



decks, offering panoramic views of the city skyline and the tranquil waters of Lady Bird Lake. Whether enjoying your morning coffee or hosting soirées under the stars, these outdoor spaces provide the perfect backdrop for every occasion.

With two reserved parking spots, navigating the bustling city streets is effortless, allowing you to indulge in all that downtown Austin has to offer. From the comprehensive set of amenities to the unparalleled attention to detail, The Independent redefines luxury living in the heart of the city.

Built in 2018

Essential Information

ListingFeed abor_vow

MLS® # 2686536

List Price \$1,500,000

Sale Price \$1,480,000

Sale Date June 5th, 2024

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,490 Acres 0.00

Year Built 2018

Type Residential

Sub-Type Condominium

Status Closed

Community Information

Address 301 West Avenue 1706 Subdivision Independent Condos

City Austin
County Travis
State TX
Zip Code 78701

Amenities

Amenities Concierge

Utilities Electricity Available

Features Barbecue, Business Center, Concierge, Conference/Meeting Room, Dog

Park, Fitness Center, Media Room, Pet Amenities, Playground, Rooftop

Lounge

Parking Assigned

of Garages 2

View City, Lake, Panoramic, River

Waterfront None Has Pool Yes

Interior

Interior Tile, Wood

Appliances Double Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator,

Stainless Steel Appliance(s)

Heating Central Cooling Central Air

Fireplaces None

of Stories 1

Stories One

Exterior

Exterior Features Balcony
Lot Description None

Windows Window Treatments

Roof See Remarks
Construction See Remarks

Foundation Slab

School Information

District Austin ISD
Elementary Mathews
Middle O Henry
High Austin