

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

MLS® #2686536

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## \$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