

# \$1,080,000 - 44 East Avenue 1710, Austin

MLS® #2809055

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## \$1,080,000

2 Bedroom, 2.00 Bathroom, 1,260 sqft  
Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

Be the first to live in this spacious corner 2/2 residence with floor-to-ceiling glass offering sweeping lake and city views. The unobstructed lake views from the living and primary bedroom bring Austin's beautiful landscape right into your home. The kitchen features white quartz countertops, center island, pantry, Bosch appliances and Italian cabinetry. Primary bathroom comes with spacious walk-in closet, walk-in shower, separate tub and dual vanity. Hard wood + tile floors throughout. Covered balcony and two reserved parking spaces included. Top of the line amenities on levels 11 and 37 offer resort style pool and spacious pool deck with gas grills, fitness center, conference rooms, owner's lounges, game room, dog park + spa, and 24-hour concierge. Residents enjoy the best of both worlds, just steps away from the serenity of Lady Bird Lake, the hike and bike trail and downtown parks, and a short walk to the vibrant Rainey Street District with abundant options for dining, entertainment and shopping. Mexican-inspired restaurant Bacalar now open ground level of 44 East Ave.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	2809055
List Price	\$1,080,000

Sale Price	\$1,065,000
Sale Date	April 23rd, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	44 East Avenue 1710
Subdivision	44 East Ave Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Available, Water Available
Features	Barbecue, Bar/Lounge, Bicycle Storage, Concierge, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Pet Amenities, Pool, See Remarks, Trails/Paths
Parking	Assigned, Garage, Gated, See Remarks, Guest
# of Garages	2
View	River, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

## **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Trees Large Size, Xeriscape
Windows	Double Pane Windows
Roof	See Remarks
Construction	Glass, Concrete
Foundation	Combination

## **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin