

# \$1,295,000 - 44 East Avenue 3107, Austin

MLS® #3177152

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## \$1,295,000

2 Bedroom, 2.00 Bathroom, 1,221 sqft  
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Enjoy Epic views of the DT Austin skyline and Lady Bird Lake in the highly sought-after 44 East Ave, with floor-to-ceiling windows, capturing stunning views from every room, allowing tons of natural light in. This residence sits on the corner, with two beds and two baths, with extra storage and built-in closet features in both the primary and second bedrooms. The kitchen is open to the living room, with a breakfast bar, and offers Italian cabinetry, quartz counters, white oak hardwood floors, and built-in Bosch appliances. Ideally located within walking distance to Lady Bird walk/bike trail, parks, and the Energetic Rainy Street District with many options for restaurants, shopping, and entertainment. Luxury amenities like no other on the 11th floor offer a resort-style pool, fitness center, spacious patio with gas grill, dog park and spa, and conference rooms. Additionally, the 37th floor features a sky lounge with breathtaking views from a wrap-around balcony!



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	3177152
List Price	\$1,295,000
Sale Price	\$1,075,000
Sale Date	July 3rd, 2023

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,221
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	44 East Avenue 3107
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Connected
Features	Barbecue, Concierge, Common Grounds/Area, Dog Park, Fitness Center, Business Center
Parking	Attached, Private, Guest, Assigned, Gated
# of Garages	2
View	City, Lake
Waterfront	None
Has Pool	Yes

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, Outdoor Grill, Dog Run
Lot Description	Corner Lot, Views
Windows	Window Coverings
Roof	See Remarks
Construction	Concrete, Glass
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin