

\$1,550,000 - 301 West Avenue 3305, Austin

MLS® #4463690

\$1,550,000

2 Bedroom, 2.00 Bathroom, 1,325 sqft
Residential on 0.00 Acres

Independent, Austin, TX

Located on the the 33rd floor this 2 bedroom / 2 bath plus a study residence is the highest of this floor plan in the building. Rare opportunity to own this highly sought-after southeast corner residence which overlooks the Capitol & downtown skyline to the east, and Lady Bird Lake to the south. There are only nine of this floor plan on this corner in the entire building, and this is the highest one! The dramatic dining room gives the elevated experience of projecting out to overlook the lake, and without any western exposures, the south facing private balcony may be enjoyed all day long! The chef's kitchen is adorned with stunning quartz countertops, a large center island open to the generous living room perfect for entertaining, gas cooking, inlaid cabinets, a stainless steel refrigerator, built-in wine refrigerator, and state-of-the-art Bosch appliances. The owners retreat has city & Capitol views, a large ensuite master bathroom with floating vanities, back lit mirrors, and a large walk in shower. This residence also features floor to ceiling walls of windows, wood flooring throughout, a spacious private balcony, and motorized solar shades in all rooms. The Independent has 20,000 SF of amenity spaces spanning two full floors offer heated infinity edge pool, outdoor terrace with grills, owner's lounge, fitness center, yoga studio, two conference rooms, dog park + wash station, children's playroom, movie theatre and 24/7 concierge. Rare opportunity to own this much space in an ideal location



with the downtown lifestyle as your backyard playground in this prime location along Shoal Creek, Lady Bird Lake, Trader Joe's, Whole Foods and numerous shops and restaurants.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	4463690
List Price	\$1,550,000
Sale Price	\$1,425,000
Sale Date	October 25th, 2022
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	301 West Avenue 3305
Subdivision	Independent
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available
Features	Business Center, Concierge, Clubhouse, Dog Park, Fitness Center, Game Room, Pet Amenities, Playground, Pool
Parking	Deeded, Garage, Guest

# of Garages	2
View	City Lights, City, Lake, Water
Waterfront	See Remarks

Interior

Interior	Tile, Wood
Appliances	Built-In Range, Cooktop, Dryer, Dishwasher, Refrigerator, Wine Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

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

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin