

# \$1,525,000 - 301 West Avenue 2805, Austin

MLS® #5588281

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## \$1,525,000

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

Independent Condos, Austin, TX

Discover urban luxury living at residence #2805 located within The Independent, Austin's premier address. This 2 bed / 2 bath + study residence is situated within the sought after SE corner featuring excellent views of the downtown skyline, Lady Bird Lake and the Texas State Capitol. The gourmet kitchen outfitted with Bosch appliances provides ample seating at the waterfall edge island which leads to the generous living space. 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 throughout the day and into the evening. The primary suite features skyline & Capitol views, a large ensuite primary bathroom adorned with marble tiling, floating vanities, back lit mirrors, and a large walk in shower. This residence features floor to ceiling windows, spacious private patio, and motorized solar shades. The study features a custom glass wrap-around desk that takes full advantage of the stunning views from the workspace. The Independent boasts 20,000 SF of amenity spaces spanning two full floors offering a heated infinity edge pool, outdoor terrace with grills, owner's lounge, three guest suites, fitness center, yoga studio, two conference rooms, dog park + wash station, children's playroom, movie theatre and 24/7 concierge. As a resident of one of the most prime locations within Downtown Austin, walk to Trader Joes, Whole Foods, and countless restaurants, bars and



shops. This residence includes 2 reserved parking spaces in a prime garage location accompanied by an Urban Storage Unit for additional storage.

Built in 2018

### Essential Information

ListingFeed	abor_vow
MLS® #	5588281
List Price	\$1,525,000
Sale Price	\$1,512,500
Sale Date	June 25th, 2024
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 2805
Subdivision	Independent Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Amenities	Concierge
Utilities	Electricity Available, Sewer Available, Water Available
Features	Barbecue, Business Center, Concierge, Common Grounds/Area, Community Mailbox, Dog Park, Fitness Center, Game Room, Kitchen Facilities, Package Service, Pool, Trails/Paths
Parking	Deeded, Garage, Guest
# of Garages	2

View	City, Water
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Cooktop, Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	City Lot
Windows	Solar Screens, Window Treatments
Roof	Concrete
Construction	Concrete
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin