

# \$1,299,000 - 44 East Avenue 1510, Austin

MLS® #5914956

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## \$1,299,000

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

44 East Ave, Austin, TX

This brand new, never lived-in 2/2 residence with floor-to-ceiling windows offers unobstructed lake and city views. The kitchen features white quartz countertops, a generous pantry, Bosch appliances, and custom Italkraft Italian cabinetry. This unit features light hardwoods and designer tile flooring to complement the abundant natural lighting throughout. Top-of-the-line amenities designed by Michael Hsu (levels 11 and 37) offer a resort-style pool and spacious pool deck with gas grills, a fitness center, conference rooms, owner's lounges, a game room, a dog park + spa, and a 24-hour concierge. Enjoy living just steps from Lady Bird Lake, the hike and bike trail and downtown parks, and a short walk to the vibrant Rainey Street District with ample dining, entertainment, and shopping. Enjoy multiple dining and entertainment options right out your front door - including a ground-level restaurant from Top Chef winner Gabe Eroles coming in spring 2023! Two reserved parking spaces are included.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	5914956
List Price	\$1,299,000
Sale Price	\$1,125,000
Sale Date	March 28th, 2023

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 1510
Subdivision	44 East Ave
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Barbecue, Business Center, Concierge, Clubhouse, Conference/Meeting Room, Dog Park, Fitness Center, Pool, Sidewalks, Trails/Paths, Bar/Lounge, Internet Access, Laundry Service
Parking	Assigned, Garage, Community Structure, Gated, Guest
# of Garages	2
View	City, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior	Tile, Wood
Appliances	Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Built-In Gas Oven, Built-In Refrigerator, Convection Oven, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplaces	None

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, No Exterior Steps
Lot Description	None
Windows	None
Roof	See Remarks
Construction	Concrete, Glass
Foundation	Combination

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin