

# \$1,450,000 - 44 East Avenue 1801, Austin

MLS® #6063062

## \$1,450,000

2 Bedroom, 2.00 Bathroom, 1,293 sqft  
Residential on 0.01 Acres

44 East Avenue Condominiums, Austin, TX

Brand new corner 2 bed/2 bath residence at the coveted 44 East Ave. A waterfront oasis on Lady Bird Lake with just a short walk to the hustle and bustle of Rainey Street. Easy access by vehicle via East Ave - no need to drive Rainey St! With all of the exciting new development happening on Rainey Street, this is a great opportunity to get into Downtown Austin's next hottest area while at the forefront of pricing. Exceptional finishes designed by Page Architects, floor-to-ceiling glass, Italian cabinetry, quartz counters, white oak hardwoods, built-in Bosch appliances, motorized solar shades throughout, Nest thermostat, Ring doorbell, Enhanced wiring. Curated amenities include 24-hr concierge, fitness center, yoga studio, resort-style pool, spacious deck/grill areas, conference rooms, 37th floor sky lounge, 2 dog parks, pet spas, guest suites, and more! Vacant Go!



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	6063062
List Price	\$1,450,000
Sale Price	\$1,425,000
Sale Date	March 17th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,293
Acres	0.01
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	44 East Avenue 1801
Subdivision	44 East Avenue Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected
Features	Barbecue, Clubhouse, Dog Park, Gated, Pet Amenities, Pool, Bar/Lounge, Bicycle Storage, Business Center
Parking	Attached, Gated, Private, Covered, Guest
# of Garages	2
View	City, Lake
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes

### **Interior**

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

### **Exterior**

Exterior Features	Balcony, Gas Grill, Outdoor Grill, Dog Run
Lot Description	Corner Lot, Landscaped

Windows	None
Roof	See Remarks
Construction	Glass, Concrete
Foundation	Permanent

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin