

# \$2,000,000 - 44 East Avenue 4406, Austin

MLS® #6522821

## \$2,000,000

3 Bedroom, 3.00 Bathroom, 1,999 sqft  
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Stunning 180-degree panoramic view of Lady Bird Lake\* Luxurious condo nestled at the end of Rainey St on the shores of Lady Bird Lake\*3 bedroom/3 full baths\*Sleek quartz counter tops, Italian cabinetry with soft close\* Paneled dishwasher & built in refrigerator & under-counter Thermador wine fridge\*Smart full home technology including automated solar shades, lighting, door locks, video door bell, and integrated Sonos audio system in every room\*Perched on the 44th floor\* 4406 includes 2 parking spaces with a rare EV charger.\* White oak wood floors\* The building offers exceptional amenities that encompass 13,000 sq ft of communal spaces on the 11th and 37th floors



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	6522821
List Price	\$2,000,000
Sale Price	\$1,800,000
Sale Date	April 2nd, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,999
Acres	0.00
Year Built	2022

Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	44 East Avenue 4406
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Cable Available, Cable Connected, Electricity Connected, Fiber Optic Available, High Speed Internet Available
Features	Barbecue, Business Center, Bar/Lounge, Bicycle Storage, Concierge, Clubhouse, Community Mailbox, Conference/Meeting Room, Fitness Center, Gated, Pet Amenities, Package Service, Property Manager On-Site, Pool, Restaurant, See Remarks, Trails/Paths
Parking	Assigned, Deeded, Covered, Guest
# of Garages	2
View	Park/Greenbelt, Lake, River, Water
Is Waterfront	Yes
Waterfront	Waterfront

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Lot Description	None
Windows	Double Pane Windows, Solar Screens, Window Coverings, Window

Treatments

Roof	See Remarks
Construction	Glass, Metal Siding, Concrete, See Remarks
Foundation	Combination, See Remarks

**School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin