

# \$1,249,000 - 44 East Avenue 3404, Austin

MLS® #6663469

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## \$1,249,000

2 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Luxury condo living in this magnificent corner residence with downtown and lake views at the newly completed 44 East Ave. This residence captures views of the water from the east and features fabulous angled views of Lady Bird Lake and the Austin skyline to the NW. Relax on the balcony and have the rare opportunity to enjoy both the sunrise and sunset. This corner residence has an open floor plan with white oak wood flooring throughout and floor to ceiling walls of windows wrapping the living room that include motorized shades. The well-appointed kitchen has a large center island open to the living room and features Italian soft close cabinetry, quartz countertops, all built-in Bosch appliances including a refrigerator and dishwasher both incorporated into the cabinetry, a stainless steel microwave, and a stove and gas cooktop with vent hood. The ample-sized primary bathroom features floor-to-ceiling tile, double vanity sinks, a separate shower with frameless glass shower doors, and a large soaking tub. Additionally, this unit has custom lighting features and ceiling fans as well as high-end custom closets throughout. This residence also includes 2 parking spots (A third parking space is available for an additional cost). Exceptional location - easily hop on Lady Bird Lake hike & bike trail, meet up with friends on Rainey Street, or go to South Congress and the 2nd Street district in minutes. Curated building amenities include a 24-hr concierge and a multitude of gathering spaces comprising over



13,000 sqft of beautiful common areas on the 11th and 37th floors such as a cenote style pool, outdoor lounge with gas grills, outdoor dog park + dog lounge & spa, fitness center, yoga studio, conference rooms, great room with TVs and caterers kitchen, and 2 guest suites.

Built in 2022

### **Essential Information**

ListingFeed	abor_vow
MLS® #	6663469
List Price	\$1,249,000
Sale Price	\$1,168,750
Sale Date	May 12th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	44 East Avenue 3404
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected

Features	Bar/Lounge, Bicycle Storage, Concierge, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Game Room, Gated, Kitchen Facilities, Pet Amenities, Pool, Trails/Paths, Business Center, Deck/Porch, Package Service, Storage Facilities
Parking	Guest, Deeded, Gated
# of Garages	2
View	City Lights, City, Lake, Panoramic, Water
Waterfront	See Remarks

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Lot Description	See Remarks
Windows	See Remarks, Window Treatments
Roof	See Remarks
Construction	Concrete, See Remarks, Glass
Foundation	See Remarks

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin