

\$1,450,000 - 301 West Avenue 1407, Austin

MLS® #7742413

\$1,450,000

2 Bedroom, 2.00 Bathroom, 1,281 sqft
Residential on 0.04 Acres

The Independent, Austin, TX

Luxury downtown living! This highly desired B2 floor plan is a South facing unit on the 14th floor with 2 bedrooms, 2 bathrooms, a laundry room, and 2 assigned parking spaces. Superb views from every room of downtown, Lady Bird Lake, and the Hill Country. The unit features floor-to-ceiling windows, hardwood flooring, quartz counters, and stainless steel Bosch appliances with a gas range. Additionally, the unit features a Lutron lighting and shade system that can control all lights and shades in the condo from your phone or from one of the two wall-mounted iPads. There is also a Sonos Home Sound System, controlling the ceiling-mounted speakers in the kitchen, living area, tv, primary bed, and bathrooms through your phone or two wall-mounted iPads throughout the condo. Unparalleled amenities: 24-hour concierge with over 20,000 sf of amenities including a heated rooftop pool, gym, yoga studio, business center, conference rooms, theater, dog park, outdoor terrace, kidâ€™s room, club room, ownerâ€™s lounge, and much more. This prime location allows you to experience a true downtown lifestyle with ALL conveniences right outside your door. Easily walkable to Trader Joe's, Whole Foods, Lady Bird Lake, Austin Central Library, Hike and Bike Trails, and more restaurants, bars, and attractions than you can



count!

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	7742413
List Price	\$1,450,000
Sale Price	\$1,350,000
Sale Date	March 30th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	301 West Avenue 1407
Subdivision	The Independent
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Electricity Available, Natural Gas Available
Features	Barbecue, Clubhouse, Community Mailbox, Dog Park, Gated, Pet Amenities, Playground, Pool, See Remarks, Trails/Paths, Bar/Lounge, Concierge, Conference/Meeting Room, Fitness Center, Media Room, Property Manager On-Site
Parking	Guest, Assigned, Community Structure, Covered
# of Garages	2
View	City, River
Waterfront	None

Has Pool Yes

Interior

Interior Tile, Wood

Appliances Built-In Gas Range, Built-In Oven, Microwave, Refrigerator

Heating Central

Cooling Central Air

of Stories 1

Stories One

Exterior

Exterior Features Balcony

Lot Description None

Windows See Remarks

Roof See Remarks, Concrete

Construction See Remarks

Foundation Concrete Perimeter, See Remarks

School Information

District Austin ISD

Elementary Mathews

Middle O Henry

High Austin