

# \$1,999,999 - 301 West Avenue 2603, Austin

MLS® #8027582

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## \$1,999,999

3 Bedroom, 3.00 Bathroom, 1,838 sqft  
Residential on 0.04 Acres

Independent, Austin, TX

Experience breathtaking panoramic views and enjoy a downtown lifestyle in this stunning 3-bed 3-bath corner residence on the 26th floor of Austin's premiere high-rise, The Independent. Expansive views include rolling hills, the Capitol, the downtown Austin skyline and Lady Bird Lake. A spacious open floor plan lends itself to entertaining with the chef's kitchen seamlessly connecting both the dining and living areas and private balcony. Multiple upgrades include Lutron motorized shades in the living areas, marble kitchen backsplash and modern luxury fixtures, integrated sound system, custom California Closets, new wood floors throughout and two prime, easy-access parking spots. The unparalleled central location is within walking distance to Whole Foods, Trader Joes, Lady Bird Lake Hike & Bike Trail, dozens of popular restaurants and shopping. Best-in-class building amenities include a heated infinity edge pool with stunning views, multiple indoor and outdoor lounge areas, 24-hour concierge, kids' playroom, dog run and grooming station, private work areas, gym, yoga studio, movie theater and guest suites. There is no waitlist for leasing permits. Come see this one-of-a-kind luxury residence and experience all that downtown Austin living has to offer!



Built in 2019

## Essential Information

ListingFeed	abor_vow
MLS® #	8027582
List Price	\$1,999,999
Sale Price	\$1,819,000
Sale Date	March 11th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,838
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	301 West Avenue 2603
Subdivision	Independent
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Barbecue, Business Center, Bar/Lounge, Concierge, Clubhouse, Community Mailbox, Conference/Meeting Room, Deck/Porch, Dog Park, Fitness Center, Game Room, Internet Access, Kitchen Facilities, Media Room, Pet Amenities, Property Manager On-Site, Pool, See Remarks
Parking	Assigned, Direct Access, Deeded, Electric Gate, Garage, Private, See Remarks, Covered, Electric Vehicle Charging Station(s), Guest
# of Garages	2
View	City, Panoramic, Water
Waterfront	None

### **Interior**

Interior	Tile, Wood
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Appliances	Built-In Electric Oven, Built-In Gas Range, Dryer, Washer/Dryer Stacked, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	None
Windows	See Remarks, Window Treatments
Roof	Mixed, See Remarks
Construction	Glass, Concrete
Foundation	See Remarks

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin