

# \$1,399,000 - 44 East Avenue 2205, Austin

MLS® #8345255

## \$1,399,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

Stunning 2 bedroom, 2 bath residence in Austin's newest luxury tower in the coveted Rainey Street district. Enjoy floor-to-ceiling windows with panoramic views of the downtown skyline and Lady Bird Lake. Set on the 22nd floor, this unit features high-end stainless steel Bosch appliances, custom Italian cabinetry, gorgeous quartz countertops, hardwood floors, balcony with breathtaking views, luxury finishes throughout and 2 reserved parking spaces in the garage. State-of-the-art amenities include 24-hr concierge, fitness center, yoga studio, cenote pool, spacious deck/grill areas, conference rooms, 37th floor sky lounge, a dog park, pet spa, and guest suites. Steps away from the hottest restaurants and bars on Rainey Street, the hike and bike trail, Downtown and convenient access to I35, 71,183, UT, UT Med Center, Oracle, and Austin Bergstrom Airport.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	8345255
List Price	\$1,399,000
Sale Price	\$1,300,000
Sale Date	May 26th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,232
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	44 East Avenue 2205
Subdivision	44 East Ave Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Available, Water Available
Features	Barbecue, Bicycle Storage, Concierge, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Pet Amenities, Pool, See Remarks, Trails/Paths
Parking	Garage, Gated, See Remarks, Guest
# of Garages	2
View	City, Panoramic, River, Water
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Trees Large Size, Xeriscape
Windows	Double Pane Windows

Roof	See Remarks
Construction	Glass, Concrete
Foundation	Combination

**School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin