# \$1,550,000 - 44 East Avenue 3502, Austin

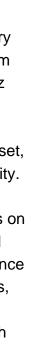
MLS® #8609654

### \$1,550,000

2 Bedroom, 2.00 Bathroom, 1,386 sqft Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

Two premium reserved parking spaces on garage level 1 included with this new 2/2 west facing residence at 44 East Ave. Soak in gorgeous Texas sunset, city and hill country views from the covered balcony, living room and bedrooms. The kitchen features quartz countertops, center island, pantry, Bosch appliances and Italian cabinetry. Primary bathroom comes with spacious walk-in closet, walk-in shower, separate tub and dual vanity. Floor-to-ceiling glass and hard wood + tile floors throughout. Top of the line amenities on levels 11 and 37 offer resort style pool and spacious pool deck with gas grills, conference rooms, fitness center, owner's lounges, game room, dog park + spa, and 24-hour concierge. Residents enjoy the best of both worlds, just steps away from the serenity of Lady Bird Lake, the hike and bike trail and downtown parks, and a short walk to the vibrant Rainey Street District with abundant options for dining, entertainment and shopping. Mexican-inspired ground level restaurant coming spring 2023!





#### **Essential Information**

ListingFeed abor\_vow MLS®# 8609654 List Price \$1,550,000 Sale Price \$1,480,000



Sale Date June 16th, 2023

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,386

Acres 0.00

Year Built 2022

Type Residential

Sub-Type Condominium

Status Closed

## **Community Information**

Address 44 East Avenue 3502

Subdivision 44 East Ave Condominiums

City Austin
County Travis

State TX

Zip Code 78701

#### **Amenities**

Amenities Concierge

Utilities Electricity Available, Water Available

Features Barbecue, Bar/Lounge, Bicycle Storage, Concierge, Community Mailbox,

Conference/Meeting Room, Dog Park, Fitness Center, Pet Amenities,

Pool, See Remarks, Trails/Paths

Parking Assigned, Garage, Gated, See Remarks, Guest

# of Garages 2

View City, Hills, Lake

Is Waterfront Yes

Waterfront Lake Front

#### Interior

Interior Tile, Wood

Appliances Built-In Refrigerator, Dishwasher, Disposal, Gas Range, Microwave

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