

# \$2,500,000 - 301 West Avenue 3705, Austin

MLS® #9254152

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## \$2,500,000

3 Bedroom, 3.00 Bathroom, 1,830 sqft  
Residential on 0.00 Acres

The Independent, Austin, TX

Highly sought-after and rare southeast corner 37th floor 3Bed/3Bth+study residence with breathtaking views. Floor to ceiling wall of windows create a daily changing canvas.

Enjoy morning coffee and watch the sunrise to the east revealing the picturesque views of the lake and the greenery of the parks to the south. At twilight, watch as the sun reflects off the surrounding buildings, fades to dusk, and transforms the view into the spectacular lights of the downtown skyline. The chef's kitchen is adorned with stunning quartz countertops, a large center island open to the generous living room perfect for entertaining, gas cooking, inlaid cabinets, and state-of-the-art Bosch appliances. The owner's retreat has city views and a European spa-style bath with floating vanities, back lit mirrors, deep soaking tub and a large walk in shower. The secondary bedroom includes an ensuite bath with a tub and shower combo and lake views & the 3rd bedroom has lake views and access to beautiful full bath with walk in shower. This residence features a spacious private balcony, hardwood flooring throughout, motorized solar shades in all rooms, and 2 prime lower-level parking spaces with a hard-to-obtain electric car charger. The Independent has 20,000 SF of amenity spaces spanning two full floors. Amenities include a heated infinity-edge pool, outdoor terrace with grills, owner's lounge, fitness center, yoga studio, two conference rooms, dog park + wash station, children's playroom, movie



theatre and 24/7 concierge. Rare opportunity to own this much space in an ideal location with the downtown lifestyle as your backyard playground in this prime location along Shoal Creek, Lady Bird Lake, Trader Joe's, Whole Foods, and numerous shops and restaurants.

Built in 2018

### Essential Information

ListingFeed	abor_vow
MLS® #	9254152
List Price	\$2,500,000
Sale Price	\$2,325,000
Sale Date	September 28th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,830
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	301 West Avenue 3705
Subdivision	The Independent
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Amenities	Concierge
Utilities	Cable Connected, Electricity Connected, Fiber Optic Available
Features	Barbecue, Business Center, Concierge, Clubhouse, Dog Park, Fitness Center, Media Room, Pet Amenities, Pool, See Remarks

Parking	Assigned, Garage, Secured, See Remarks
# of Garages	2
View	City Lights, City, Lake, Panoramic
Waterfront	None

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Lot Description	See Remarks
Windows	Double Pane Windows, Low Emissivity Windows
Roof	See Remarks
Construction	Glass, Concrete
Foundation	See Remarks

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin