

\$1,085,000 - 44 East Avenue 3304, Austin

MLS® #9606950

\$1,085,000

2 Bedroom, 2.00 Bathroom, 1,172 sqft
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

44 EAST AVE - Rainey Street â€“ Spectacular Luxury Condo â€“ Corner Residence with EPIC VIEWS of Downtown Austin, Lady Bird Lake, and the rolling NW hills. This is urban living at its finest. Come and live your best life in the highly desirable downtown Rainey Street district. Situated right along the river with the Lady Bird Lake Hike & Bike Trail right at your doorstep. This stunning 2BD/2BA/1,172 sq ft condo features a luminous open floor plan for the living room & kitchen. Featuring white oak hardwood flooring, tall ceilings, floor-to-ceiling windows, and views galore. The sleek & modern kitchen features high-end, built-in, SS Bosch appliances, floor-to-ceiling cabinetry, marbled quartz countertops & backsplash, and a large center island with breakfast bar seating. Amazing views of Downtown Austin and Lady Bird Lake from the bright and spacious primary bedroom, which features a spa-like ensuite bathroom with a soaking tub, walk-in shower, dual vanity, and walk-in closet. The guest bedroom features east-facing views of the lake. Enjoy breathtaking sunrise & sunset views from the private balcony. This amazing luxury condo is perfect for entertaining and offers incredible wow factor from top to bottom. 44 East Ave Condoâ€™s world-class amenities & common areas were designed by Michael Hsu. You will enjoy 13,000 sq ft of stunning amenity areas on the 11th and 37th floors, including a 24-hr concierge, a coffee lounge, a fully equipped fitness & yoga studio, a yoga lawn, game &



club rooms, a caterer's kitchen, guest suites, meeting & event spaces, an outdoor deck & lounge, a cenote style pool, dining & BBQ areas, a Zen Garden, two onsite dog parks & a pet lounge, 37th-floor terrace & sky lounge, and onsite retail. This luxury condo tower is surrounded by an abundant variety of top local eateries, boutique shops, entertainment venues, and more. The good life is just waiting for you to come and take it. Come and see these views in person! Schedule a showing today.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	9606950
List Price	\$1,085,000
Sale Price	\$1,000,000
Sale Date	November 17th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	44 East Avenue 3304
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Barbecue, Concierge, Common Grounds/Area, Clubhouse, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Game Room, Internet Access, Kitchen Facilities, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Restaurant, Rooftop Lounge, Shopping, Street Lights, See Remarks
Parking	Assigned, Garage, Off Street, Secured, See Remarks, Covered, Guest
# of Garages	2
Garages	Garage Door Opener
View	City Lights, City, Lake, River, Trees/Woods
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Lighting, See Remarks
Lot Description	Backs to Greenbelt/Park, Landscaped, See Remarks, Views
Windows	Blinds, See Remarks, Window Treatments
Roof	Membrane
Construction	Glass, Concrete
Foundation	Concrete Perimeter

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin