# \$440,000 - 2502 Leon St 505, Austin

MLS® #1112423

## \$440,000

3 Bedroom, 2.00 Bathroom, 1,054 sqft Residential on 0.00 Acres

Texan Shoal Creek, Austin, TX

Discover luxury living in the heart of Austin's vibrant campus community with this stunning 2-bedroom, 2-bathroom condo located on the 5th floor of the sought-after Texas Shoal Creek Condominiums. The unit offers elegance, convenience, and style not to mention convivence to campus as well as easy access to downtown making it an ideal choice for students and professionals alike. Built in 2007, it features top-tier finishes, exclusive amenities, and a desirable layout that makes it an ideal investment, especially with short-term rentals permitted in this sought-after community. Inside, each bedroom is thoughtfully placed on opposite sides of the unit, ensuring privacy and comfort, with a living room in between and a spiral staircase leading to a large loft that could be either another bedroom or a second living/office. Each bedroom features a full bath with a large vanity and granite countertops, adding a touch of luxury to everyday living. The open living area is bathed in natural light from expansive two-story windows, leading to a private balcony view of the swimming pool below. The gourmet kitchen showcases granite counters, a breakfast bar, and stainless-steel appliancesâ€"all essentials included, as the refrigerator, washer (new), and dryer convey with the sale. This unit offers 2 gated underground parking spots which is an added luxury in this part of town. Great investment opportunity or a chance to own property in one of Austin's most coveted locations.







Schedule your viewing today and elevate your lifestyle in the heart of Austin!

Property is currently leased on a month to month basis at \$2000/month. See photos for floor plan.

#### Built in 2007

## **Essential Information**

MLS® # 1112423 Price \$440,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,054 Acres 0.00 Year Built 2007

Type Residential Sub-Type Condominium

Status Active
Has Pool Yes

### Water Feature/View

View Pool

## **Community Information**

Address 2502 Leon St 505

Area UT

Subdivision Texan Shoal Creek

City Austin
County Travis
State TX

Zip Code 78705

### **Amenities**

Utilities Electricity Available, Cable Available, High Speed Internet Available

Features None
Parking Garage

# of Garages 2

#### Interior

Interior Vinyl

Appliances Dryer, Dishwasher, Exhaust Fan, Disposal, Refrigerator, Washer,

Free-Standing Range, Freezer

Heating Central, Electric

Fireplaces None

# of Stories 2

Stories Two

#### **Exterior**

Exterior Features Balcony, Exterior Steps

Lot Description City Lot

Roof Composition, Membrane

Construction Frame, HardiPlank Type, Metal Siding, Stone

Foundation Slab

## **School Information**

District Austin ISD

Elementary Bryker Woods

Middle O Henry

High Austin

#### Additional Information

Date Listed June 9th, 2025

Days on Website 149
Days on Market 123
HOA Fees 811

HOA Fees Freq. Monthly

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