

# \$460,000 - 40 N Interstate 35 3d3, Austin

MLS® #1117705

## \$460,000

2 Bedroom, 2.00 Bathroom, 1,533 sqft

Residential on 0.03 Acres

Towers Town Lake Condo Amd, Austin, TX

Located in a premier location with convenient access to downtown and Rainey Street, this 2-bedroom, 2-bathroom condo offers a turnkey lifestyle in the heart of Austin. Bamboo floors run throughout the open living room with a wall of sliding glass doors that lead to a spacious balcony, allowing plenty of natural light to enter the residence. The kitchen boasts stainless-steel appliances and ample cabinetry for storage. The primary bedroom features a walk-in closet and an en-suite bathroom with dual sinks, a water closet, and a built-in linen closet. The unit also has in-unit laundry. One of the first condo buildings in Austin, Towers of Town Lake is home to highly sought after amenities including 24-hour concierge service, a fitness center with a basketball court, a sauna, resort-style indoor and outdoor pools, a billiards room, well-maintained common areas, and a conference room. Easily explore the Hike-and-Bike Trail and enjoy the exceptional sights, restaurants, and entertainment both downtown and in East Austin. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 1983

## Essential Information

MLS® #	1117705
Price	\$460,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,533
Acres	0.03
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

### **Water Feature/View**

View	Pool
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### **Community Information**

Address	40 N Interstate 35 3d3
Area	DT
Subdivision	Towers Town Lake Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Clubhouse, Courtyard, Fitness Center, Pool, Sport Court(s), See Remarks, Concierge, Conference/Meeting Room, Sauna
Parking	Garage
# of Garages	2

### **Interior**

Interior	Tile, Wood, Bamboo
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Dog Run
Lot Description	None
Roof	See Remarks
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	August 5th, 2025
Days on Website	71
Days on Market	56
HOA Fees	1200
HOA Fees Freq.	Monthly

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