

# \$499,900 - 54 Rainey St 713, Austin

MLS® #1870432

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.01 Acres

Milago Condo Amd, Austin, TX

Special Financing Options Available! Welcome to Milago, the pinnacle of happiness living in the heart of Downtown Austin! Situated directly on the banks of Lady Bird Lake, Milago offers rare and direct access to the Hike & Bike Trailâ€™ just steps outside the buildingâ€™s doors. As one of the only buildings in Austin located right on the trail, it provides the perfect blend of city convenience and lakeside tranquility, placing you moments away from the best dining, entertainment, and outdoor activities Austin has to offer.

Step into the spacious, open-concept floor plan featuring rich hardwood floors throughout the kitchen and living areas, creating a warm and inviting atmosphere. The kitchen is a chefâ€™s dream, boasting upgraded tile backsplash, stainless steel appliances, a built-in wine fridge, and a center island perfect for entertaining. The living area flows seamlessly to a covered patio, where you can unwind while taking in the vibrant energy of Rainey Street.

The thoughtfully designed layout ensures privacy and comfort, with each bedroom located on opposite sides of the unit, each with its own bathroom and spacious walk-in closet. The primary suite features an upgraded built-in closet system, adding both style and functionality. Natural light floods the unit through large, operable windows, offering sweeping views of Downtown Austin, Lady



Bird Lake, and the scenic Hill Country.

Milago offers a full suite of premium amenities, including a 24/7 concierge, a rooftop pool and hot tub with panoramic views, an outdoor lounge with grilling stations, a state-of-the-art fitness center, and a stylish club room. Two reserved garage parking spaces, conveniently located near the elevator, and a storage unit are also included for added convenience.

Experience the perfect blend of nature and city living at Milago – where you can enjoy the tranquility of lakeside greenery while being steps away from Austin’s vibrant nightlife and dining scene.

Built in 2005

**Essential Information**

MLS® #	1870432
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.01
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

**Water Feature/View**

View	City,Hills,Lake,Panoramic,Lady Bird Lake
Is Waterfront	Yes

**Community Information**

Address	54 Rainey St 713
Area	DT

Subdivision	Milago Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Available, Phone Available, Water Available, See Remarks
Features	Barbecue, Pool, Bar/Lounge, Concierge, Deck/Porch, Fitness Center, Rooftop Lounge
Parking	Additional Parking, Assigned
# of Garages	2

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Disposal, Gas Range, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Dryer, Electric Cooktop, Washer
Heating	Electric
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	No Exterior Steps, Balcony
Lot Description	See Remarks, Views
Roof	Shingle, See Remarks
Construction	Masonry, See Remarks
Foundation	Slab, See Remarks

### **School Information**

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	March 19th, 2025
Days on Website	210

Days on Market     191  
HOA Fees            676  
HOA Fees Freq.    Monthly

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