

\$1,595,000 - 44 East Ave 4302, Austin

MLS® #2165146

\$1,595,000

2 Bedroom, 2.00 Bathroom, 1,411 sqft
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Be the first to live in this never-occupied 2BR/2BA condo in one of downtown Austin's most coveted high-rises. One of just six units with this exact floorplan of the 309 residences in the building—positioned on the second-highest floor available for this layout. Enjoy unobstructed views of the city skyline and Lady Bird Lake through floor-to-ceiling windows that flood the space with natural light.

Upgrades to this specific unit include:

- Highly sought-after dramatic finish-out, striking black cabinetry and countertops
- Lutron, silent medium opacity shades and blackout shades
- Pre-wired surround sound
- Premium, unobstructed views of Lady Bird Lake from every room
- Completely private balcony with no adjacent neighboring balconies
- Google smart home tablet with front door security camera
- NEST thermostat with smartphone compatible remote operation
- Two premium parking spots just steps from the elevator
- EV parking capability available (please inquire!)
- Storage unit available (please inquire!)
- Custom Lutron lighting package
- Positioned on a premium high floor (43-48)
- Resort style building amenities include



cenote pool, fitness center, yoga studio, conference rooms, sky lounge, outdoor lounge with bbq and grill, great room with TV, caterers kitchen, family and game rooms, 2 guest suites, executive lounge, and more!
- Dog friendly building amenities include dog lounge and spa as well as an outdoor dog park

This is elevated, sophisticated city livingâ€”right in the heart of downtown Austin.

Built in 2022

Essential Information

MLS® #	2165146
Price	\$1,595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,411
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	CityLights, City, Hills, Lake, Water, Lady Bird Lake
Is Waterfront	Yes

Community Information

Address	44 East Ave 4302
Area	DT
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Available, Underground Utilities
Features	Business Center, Common Grounds/Area, Conference/Meeting Room, Deck/Porch, Dog Park, Fitness Center, Game Room, Internet Access, Lake, Property Manager On-Site, Pool, Street Lights, Sidewalks, Concierge
Parking	Assigned, Garage, Gated, Private, Secured, Side By Side, Electric Vehicle Charging Station(s), Guest
# of Garages	2

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Freezer, Ice Maker
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Barbecue, Dog Run, Outdoor Grill
Lot Description	None
Roof	Membrane
Construction	Glass, Concrete
Foundation	Combination

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	April 10th, 2025
Days on Website	187
Days on Market	121
HOA Fees	1014
HOA Fees Freq.	Monthly

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