

\$569,000 - 44 East Ave 1802, Austin

MLS® #2228207

\$569,000

1 Bedroom, 1.00 Bathroom, 632 sqft

Residential on 0.00 Acres

44 East Ave, Austin, TX

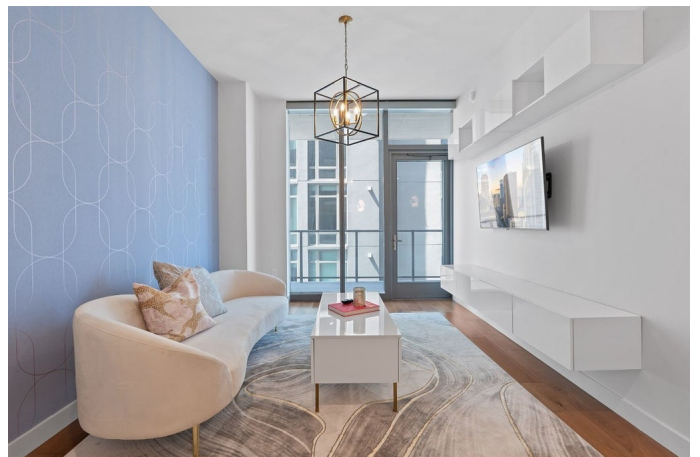
Experience luxury living at its finest in this beautifully furnished unit, perched on the 18th floor with captivating westward views of Lady Bird Lake and the dazzling downtown skyline. Boasting high-quality furnishings, this home is move-in ready, featuring fully mounted 55" LG 4K UHD TVs in the living room and bedroom, alongside a sleek, floating entertainment center offering ample storage.

The meticulously designed custom closet in the bathroom enhances the space's functionality, while the classic finish with rich walnut wood flooring adds warmth and elegance throughout. The efficient floor plan ensures no square inch is wasted, creating an open, airy feel.

Step out onto the spacious 100 sq ft balcony, perfect for al fresco dining or relaxing with a morning coffee, comfortably fitting a charming table and chairs set.

44 East Ave doesn't hold back on amenities—located on the 11th floor, residents enjoy access to a state-of-the-art gym, serene yoga studio, professional conference rooms, and a full kitchen. Pet lovers will appreciate the dog spa, while the Texas swimming hole-inspired saltwater pool, lounges, games, and guest suites offer endless recreation. The pièce de résistance is the 37th-floor owners' lounge and viewing deck, boasting the most spectacular views in Austin.

This gem is vacant and waiting for you to make it your own. Rate Buy Down Available!



Owner/Agent

Built in 2022

Essential Information

MLS® #	2228207
Price	\$569,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	City,Water
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Community Information

Address	44 East Ave 1802
Area	DT
Subdivision	44 East Ave
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Fiber Optic Available, Underground Utilities
Features	Barbecue, Bar/Lounge, Bicycle Storage, Business Center, Clubhouse, Common Grounds/Area, Community Mailbox, Concierge, Dog Park, Fitness Center, Game Room, Internet Access, Lake, Pool
Parking	Garage, Guest
# of Garages	1
Garages	Garage Door Opener

Interior

Interior	Tile, Wood
Appliances	Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Vented Exhaust Fan
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	Trees Small Size, Views
Roof	Mixed
Construction	Concrete
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	August 23rd, 2023
Days on Website	353
Days on Market	732
HOA Fees	381
HOA Fees Freq.	Monthly

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