

\$429,000 - 1322 E 12th St 305, Austin

MLS® #2230760

\$429,000

1 Bedroom, 1.00 Bathroom, 1,170 sqft
Residential on 0.00 Acres

Angelina+12th Condominiums, Austin, TX

**\$9000 BUYER INCENTIVE OFFERED +
LAST PRICE DROP - REMOVING FROM
MARKET IF NOT SOLD IN OCTOBER. Now is
the time to act.**

With full priced offer seller will pay for
permanent rate buy down from 6.624% to
5.99% for full 30 year term OR 2-1 buy-down
Rate would reduced from 6.624% to 4.624%
for year one, 5.624% year two and revert to
6.624% for remaining 28 years of term. \$9000
cost

This stunning East Austin condo is one of the
largest single-story one-bedroom units
available and is packed with premium features
and thoughtful design. Soaring 11-foot
ceilings, expansive floor-to-ceiling windows,
and a covered balcony fill the space with
natural light and create an airy, open feel. The
flexible, open-concept layout is ideal for both
entertaining and working from home, with wide
hallways and an oversized bathroom featuring
a glass walk-in shower and dual vanity. The
HOA also allows 30+ day leases and up to two
weeks of short-term rental per year—perfect
for generating extra income during major
Austin events like SXSW and ACL. Making this
unit attractive to investors too.

The condo showcases modern finishes
throughout, including beautiful hardwood
floors, quartz countertops, custom cabinetry,
and high-end stainless steel appliances.



Recent upgrades include a striking Mont Blanc quartzite backsplash imported from Brazil, electric blackout shades in the bedroom, Lutron dimmers with screw-less wall plates on all lighting, and designer light fixtures.

Enjoy the convenience of reserved gated parking and a private patio, plus the benefits of a well-managed HOA that covers all exterior maintenance and insurance.

Located in one of the most walkable and vibrant neighborhoods in the city, this condo has a Walk Score of 86. You're just steps away from some of the city's best restaurants, parks, coffee shops, UT sporting events and more. Views of downtown from balcony and living room windows.

Built in 2019

Essential Information

MLS® #	2230760
Price	\$429,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,170
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	City
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Community Information

Address	1322 E 12th St 305
Area	5
Subdivision	Angelina+12th Condominiums

City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Available
Features	Community Mailbox, Gated
Parking	Assigned, Covered

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Free-Standing Range, Gas Cooktop, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	Level, Sprinklers Automatic, Trees Medium Size, Alley
Roof	Membrane
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Blackshear
Middle	Kealing
High	Eastside Early College

Additional Information

Date Listed	April 24th, 2025
Days on Website	186
Days on Market	168
HOA Fees	273
HOA Fees Freq.	Monthly
Gated Community	Yes

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