

# \$749,000 - 1601 E Cesar Chavez St 104, Austin

MLS® #3432586

**\$749,000**

1 Bedroom, 2.00 Bathroom, 1,174 sqft  
Residential on 0.02 Acres

Waterstreet Lofts, Austin, TX

Discover the perfect blend of modern urban living and commercial opportunity in this unique mixed-use development. Live and work seamlessly in Unit 104, a standout storefront space boasting unbeatable visibility at the bustling corner of Cesar Chavez and Comal Street.

This versatile two-story unit features 1.5 bathrooms, expansive floor-to-ceiling windows that flood the space with natural light, and a full kitchen on the first floor — ideal for both business and lifestyle needs. Upstairs, enjoy soaring 15-foot ceilings and an open loft layout, perfectly adaptable for your workspace, creative studio, or private living quarters.

Designed for convenience and style, Unit 104 offers a private residential entrance with elevator access from the secure parking garage, sleek stained concrete floors, spacious walk-in closets, plus exclusive access to a beautiful common terrace and a private dog park.

Situated in the lively heart of East Austin, Waterstreet Lofts places you just minutes from downtown Austin, the vibrant 4th Street restaurant scene, and scenic Lady Bird Lake. Immerse yourself in a neighborhood alive with art galleries, trendy coffee shops, and an eclectic mix of dining and entertainment options. Don't miss this rare chance to own a live/work loft in one of Austin's most



dynamic neighborhoods. Use of two assigned parking spaces included with unit sale. \*\*0.5% Rate Cut + 1% Towards Closing Costs - See Listing Agent for Details!\*\*

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 3432586     |
| Price          | \$749,000   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,174       |
| Acres          | 0.02        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Water Feature/View**

|      |                   |
|------|-------------------|
| View | City,Neighborhood |
|------|-------------------|

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1601 E Cesar Chavez St 104 |
| Area        | 5                          |
| Subdivision | Waterstreet Lofts          |
| City        | Austin                     |
| County      | Travis                     |
| State       | TX                         |
| Zip Code    | 78702                      |

**Amenities**

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features     | Community Mailbox, Dog Park, Gated, Pet Amenities                              |
| Parking      | Assigned, Electric Gate, Garage, See Remarks, Guest                            |
| # of Garages | 2                                                                              |

## Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Interior     | Concrete                                                                        |
| Appliances   | Dishwasher, Free-Standing Refrigerator, Gas Range, Stainless Steel Appliance(s) |
| Heating      | Central                                                                         |
| # of Stories | 1                                                                               |
| Stories      | One                                                                             |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Level                |
| Roof              | Metal                |
| Construction      | Brick, Glass, Stucco |
| Foundation        | Slab                 |

## School Information

|            |                        |
|------------|------------------------|
| District   | Austin ISD             |
| Elementary | Sanchez                |
| Middle     | Martin                 |
| High       | Eastside Early College |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | May 29th, 2025 |
| Days on Website | 152            |
| Days on Market  | 143            |
| HOA Fees        | 350            |
| HOA Fees Freq.  | Monthly        |
| Gated Community | Yes            |

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