# \$900,000 - 44 East Ave 2307, Austin

MLS® #6550638

# \$900,000

2 Bedroom, 2.00 Bathroom, 1,221 sqft Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Experience luxury living at this 2BR/2BA condo in one of downtown Austin's most coveted high-rises. This stunning corner unit offers views of East Austin as well as striking views of the city skyline and Lady Bird Lake. Floor to ceiling windows flood the space with natural light at all times of the day!

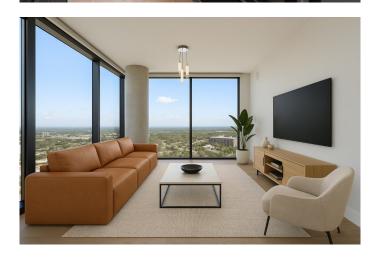
Upgrades to this specific unit include:

- Highly sought-after dramatic finish-out, striking black cabinetry and countertops
- 180 degree views from the balcony
- Washer/Dryer to convey with sale
- SOFI motorized shades
- Pre-wired surround sound
- Two side by side parking spaces
- EV parking capability available (please inquire!)
- Storage unit available (please inquire!)
- Dimmable light fixtures & ceiling fans
- 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.







#### **Essential Information**

MLS® # 6550638 Price \$900.000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,221 Acres 0.00 Year Built 2022

Type Residential Sub-Type Condominium

Status Active
Has Pool Yes

## Water Feature/View

View City,River,Lady Bird Lake

Is Waterfront Yes

# **Community Information**

Address 44 East Ave 2307

Area DT

Subdivision 44 East Ave Condos

City Austin
County Travis
State TX
Zip Code 78701

#### **Amenities**

Utilities Electricity Available, Natural Gas Available, Water Available, Cable

Connected

Features Business Center, Bar/Lounge, Clubhouse, Courtyard,

Conference/Meeting Room, Dog Park, Fitness Center, Lake, Pet

Amenities, Pool, Trails/Paths

Parking Assigned, Garage, Guest

# of Garages 2

#### Interior

Interior Tile, Wood

Appliances Dishwasher, Exhaust Fan, Disposal, Gas Range, Microwave, Built-In

Refrigerator, Gas Oven

Heating Central

# of Stories

Stories One

#### **Exterior**

Exterior Features Balcony, See Remarks, Dog Run

Lot Description None

Roof Membrane

Construction Glass, Concrete

Foundation Concrete Perimeter

#### **School Information**

District Austin ISD
Elementary Mathews
Middle O Henry
High Austin

### **Additional Information**

Date Listed April 10th, 2025

Days on Website 191
Days on Market 153
HOA Fees 966

HOA Fees Freq. Monthly

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