

# \$1,555,000 - 44 East Ave 3402, Austin

MLS® #7023241

**\$1,555,000**

2 Bedroom, 2.00 Bathroom, 1,386 sqft

Residential on 0.00 Acres

44 EAST AVE CONDIMINIUMS, Austin, TX

GORGEOUS TWO-BEDROOM condo at 44 East with an UNBEATABLE VIEW. Nestled in the heart of the vibrant Rainey district with an unbeatable location! Comes with beautiful European-inspired "Dynamic" finish includes hardwood flooring throughout, magnificent, upgraded quartz countertops, subway-tile backsplash, & many, many more graceful touches all throughout. The kitchen comes complete with top of the line Bosch appliances and opens up to a pleasant open-floor concept complete with recessed lighting, including paneled fridge and a bold granite backsplash. The bathroom sports elegant fixtures, tasteful backlit lighting, and a seamless glass shower. Enjoy the gorgeous west-facing unit every day with a beautiful glass balcony and floor-to-ceiling windows, but cover up with elegant custom shades when needed! Impossible to beat views of the river from virtually any point of this beautifully-maintained home. Comes furnished with new (2024) furniture. This entire community is built by Intracorp, much-renowned for their quality and long-lasting finishes. This unit comes complete with access to top-tier amenities; common areas and interior touches complete with selections by award-winning interior designers for an ultra-chic and eclectic touch. Building contains beautiful common areas including a pool, outdoor lounge with gas grills, custom centerpieces, outdoor dog park + dog lounge & spa, fitness center, yoga studio, conference rooms, great room with TVs, and 24-hour



concierge, all at your fingertips. Schedule your tour today!

Built in 2019

**Essential Information**

MLS® #	7023241
Price	\$1,555,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,386
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Active

**Water Feature/View**

View	City,River,Lady Bird Lake
Is Waterfront	Yes

**Community Information**

Address	44 East Ave 3402
Area	DT
Subdivision	44 EAST AVE CONDIMINIUMS
City	Austin
County	Travis
State	TX
Zip Code	78701

**Amenities**

Amenities	Concierge
Utilities	Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Clubhouse, Dog Park, Concierge
Parking	Assigned, Secured, Covered

**Interior**

Interior	Laminate, Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Dryer, Dishwasher, Disposal, Refrigerator, Washer, Built-In Refrigerator
Heating	Natural Gas
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac
Roof	Metal
Construction	Glass, Concrete
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

## Additional Information

Date Listed	March 26th, 2025
Days on Website	202
Days on Market	70
HOA Fees	1014
HOA Fees Freq.	Monthly

Property Listed by: eXp Realty LLC  
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