

\$450,000 - 4405 Festival Path 28, Austin

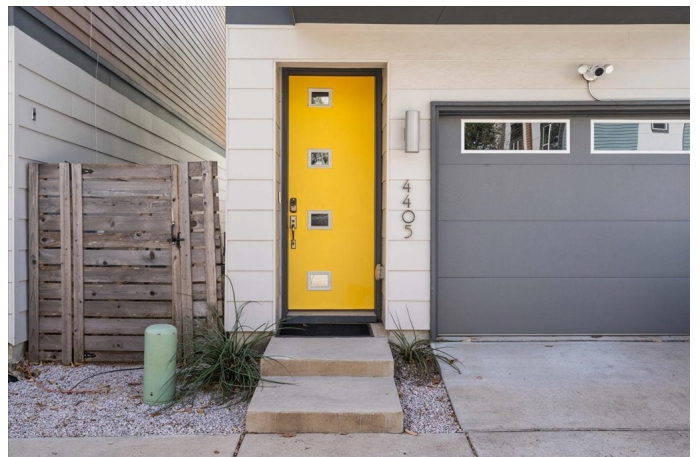
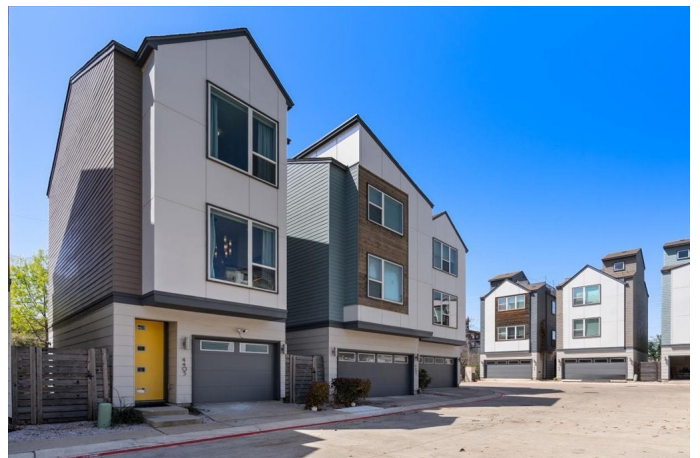
MLS® #7171004

\$450,000

2 Bedroom, 3.00 Bathroom, 1,340 sqft
Residential on 0.06 Acres

East Shore Condominiums, Austin, TX

East Shore, a boutique gated community where modern convenience meets the tranquility of urban living. Located in a prime location near Lady Bird Lake, this stunning property offers unbeatable proximity to the scenic hike and bike trail with easy walking access to HEB, local food trucks, and a variety of trendy shopping and entertainment. Not to mention being less than 10 minutes to downtown and the airport! Inside, you'll discover thoughtful upgrades and top-tier amenities such as an open floor plan, custom fixtures and an expansive gourmet kitchen featuring an oversized island perfect for hosting gatherings. Modern appliances, including a new fridge and washer/dryer are accompanied by a recently replaced water heater in 2021, ensuring this home is as practical as it is beautiful. Recent updates include a new garage door, dimmable lighting, and the installation of outdoor cameras adding an extra layer of security as well as ceiling mounted garage racks offering ample storage. Automated blackout blinds grace the downstairs windows for optimal privacy, while manual blinds upstairs ensure a good night's sleep. Additionally, your private back yard is complete with brand new sod and irrigation and steps away from the community pool perfect for entertaining. East Shore is more than a residence; it's a lifestyle choice offering community warmth and city convenience in equal measure.



Built in 2016

Essential Information

MLS® #	7171004
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	Neighborhood,Pool
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Community Information

Address	4405 Festival Path 28
Area	9
Subdivision	East Shore Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78741

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Features	Gated, Pool
Parking	Attached, Garage, Tandem
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Gas Oven, Tankless Water Heater,

	Washer/Dryer Stacked
Heating	Central
Fireplaces	None
Stories	Three Or More

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Sprinklers Automatic, Sprinklers In Ground
Roof	Composition
Construction	HardiPlank Type, Stucco
Foundation	Slab

School Information

District	Del Valle ISD
Elementary	Baty
Middle	Ojeda
High	Del Valle

Additional Information

Date Listed	March 20th, 2025
Days on Website	230
Days on Market	219
HOA Fees	195
HOA Fees Freq.	Monthly
Gated Community	Yes

Property Listed by: Womack Real Estate LLC
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