

# \$1,900,000 - 70 Rainey St 2606, Austin

MLS® #8784006

**\$1,900,000**

3 Bedroom, 3.00 Bathroom, 2,179 sqft

Residential on 0.00 Acres

70 Rainey Residences, Austin, TX

Perched on the 26th floor of one of Austin's most prestigious high-rises, this fully furnished 3-bedroom, 3-bath residence spans 2,179 square feet and offers sweeping, unobstructed views of Lady Bird Lake and downtown Austin. Designed by Mark Zeff and developed by Sackman Enterprises, 70 Rainey is a statement in modern luxury where design, location, and lifestyle converge.

Inside, wide-plank European oak floors and floor-to-ceiling windows create a warm, sunlit space with clean lines and timeless appeal. The expansive and open living space invites connection, while the bedrooms are thoughtfully tucked away offering a quiet escape from the social heart of the home. The kitchen features sleek black cabinetry, Miele appliances, and quartz countertops perfect for entertaining or quiet evenings at home. Remote-controlled solar shades offer privacy and shade at the touch of a button, while a private balcony invites you to take in the skyline with morning coffee or an evening glass of wine.

Beyond the residence itself, 70 Rainey offers 31,000+ square feet of resort-style amenities: a 72-foot infinity pool with downtown and lake views, a state-of-the-art fitness center with saunas and a cold plunge, poolside cabanas, fire pits, and an outdoor kitchen for sunset BBQs. This unit comes with two reserved garage parking spaces. With 24/7 concierge



service and direct access to the Hike & Bike Trail, this is elevated Austin livingâ€”right in the heart of the city.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 8784006     |
| Price          | \$1,900,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,179       |
| Acres          | 0.00        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Water Feature/View**

|      |                            |
|------|----------------------------|
| View | Bridges, City, Lake, River |
|------|----------------------------|

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 70 Rainey St 2606    |
| Area        | DT                   |
| Subdivision | 70 Rainey Residences |
| City        | Austin               |
| County      | Travis               |
| State       | TX                   |
| Zip Code    | 78701                |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Concierge  |
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected  |
| Features  | Barbecue, Bicycle Storage, Concierge, Common Grounds/Area, Courtyard, Conference/Meeting Room, Deck/Porch, Dog Park, Fitness Center, Game Room, Internet Access, Pet Amenities, Package Service, Park, Property Manager On-Site, Pool, Restaurant, Sauna, Street Lights, |

|              |   |
|--------------|---|
|              | Sidewalks, Rooftop Lounge               |
| Parking      | Assigned, Garage, Gated, Covered, Guest |
| # of Garages | 2                                       |

### Interior

|              |  |
|--------------|--|
| Interior     | Tile, Wood   |
| Appliances   | Built-In Range, Built-In Refrigerator, Cooktop, Dryer, Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Wine Refrigerator, Washer |
| Heating      | Central  |
| # of Stories | 1  |
| Stories      | One  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Lot Description   | City Lot, Views               |
| Roof              | Concrete, Flat Tile           |
| Construction      | Glass, Metal Siding, Concrete |
| Foundation        | Combination                   |

### School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Mathews    |
| Middle     | O Henry    |
| High       | Austin     |

### Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | June 5th, 2025 |
| Days on Website | 130            |
| Days on Market  | 80             |
| HOA Fees        | 2176           |
| HOA Fees Freq.  | Monthly        |

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