

# CENTURY 21

Judge Fite Company



## 603 DAVIS STREET UNIT 1101

AUSTIN, TX 78701



\$460,000



1,005 sqft



1 beds



1 baths

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## DESCRIPTION

Located along Lady Bird Lake in the heart of the Rainey Street Historic District, The Shore Condominiums offer an exceptional opportunity for downtown living as the market enters its next phase. As interest rates begin to trend downward and buyer confidence rebuilds, pricing today reflects a compelling entry point ahead of renewed competition. Unit #1101 is a west-facing 1-bedroom, 1-bath residence that has been freshly repainted and is truly move-in ready. Enjoy sweeping views of Lady Bird Lake and the downtown skyline from a private balcony. The Shore is known for its investor-friendly structure, including no rental cap restrictions and lower-than-average HOA fees, alongside resort-style amenities: lap pool with cabanas, private access to the Hotel Van Zandt pool, fitness center, 24-hour concierge, and direct access to the hike-and-bike trail. With continued investment in the surrounding waterfront district, this residence offers a well-timed opportunity to secure location, views, and lifestyle before increased demand returns. The surrounding neighborhood continues to evolve in meaningful ways. The nearby Mexican American Cultural Center renovation is nearing completion, introducing a new public park and improved connectivity to the Waller Creek Trail — further enhancing walkability, green space, and long-term desirability in this waterfront district. With downtown Austin poised for renewed momentum, Unit #1101 presents a strategic opportunity to secure location, views, and lifestyle now — before increased buyer activity tightens inventory and competition returns. This is urban lakeside living, well-timed and thoughtfully positioned.

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**800.451.8055**

**PROPERTY TYPE:** Residential - Condominium  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 1424612  
**YEAR BUILT:** 2006  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Shore A Condo Amd The  
**LIST DATE:** 01/14/2026

**AREA:** DT  
**SQUARE FEET:** 1,005  
**TOTAL BEDS:** 1  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**ACRES:** 0  
**LOT SIZE (SQFT):** 130

## INTERIOR FEATURES

### FIREPLACE:

- None

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- Dishwasher
- FreeStandingRange
- Disposal
- Microwave
- Oven
- Refrigerator
- Washer

## EXTERIOR FEATURES

### PARKING:

- Assigned
- Garage
- Covered

### LOT DESCRIPTION:

- TreesLargeSize

### ROOF TYPE:

- SeeRemarks

### YARD/GROUNDS:

- SeeRemarks

### SIDING:

- SeeRemarks

### POOL TYPE:

- Lap

### FOUNDATION:

- SeeRemarks

### FENCING:

- SeeRemarks

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
  - ElectricityConnected
  - FiberOpticAvailable
  - NaturalGasNotAvailable
  - PhoneAvailable
  - SewerConnected
  - WaterConnected
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- GraniteCounters
- HighCeilings
- KitchenIsland
- MainLevelPrimary
- TrackLighting
- WalkInClosets
- HighSpeedInternet

### COMMUNITY:

- Concierge
  - CommonGroundsArea
  - CommunityMailbox
  - FitnessCenter
  - InternetAccess
  - Park
  - TrailsPaths
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**LISTED BY:** Lesley Taylor

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**BROKERED BY:** Kuper Sotheby's Int'l Realty