

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2121 S CONGRESS AVENUE UNIT 317

AUSTIN, TX 78704



\$926,000



1,200 sqft



2 beds



2 baths

## DESCRIPTION

Welcome to Leland, where contemporary mid-rise living blends effortlessly with the lively atmosphere of Austin's iconic 78704 district. This exceptional property provides a dynamic lifestyle, featuring 23,000 sq ft of upscale retail space, including two distinguished dining options right on South Congress. From the moment you step into the residential lobby, designed by Michael Hsu, you'll experience the essence of sophistication. With 24/7 concierge services, the lobby offers a range of conveniences such as a lounge, mailroom, conference space, dry cleaning drop-off, cold storage, and a large package room. Head to the second-floor Rejuvenation Level, where a beautifully landscaped .23- acre garden designed by Nudge Design awaits. This lush outdoor area includes two gas grills, three fire pits, a tranquil water feature, and multiple seating zones perfect for relaxing or socializing. Wellness is prioritized here, with a state-of-the-art fitness center, meditation room, treatment spaces, and an infrared sauna. On the third level, the Great Room offers luxury amenities, including a resident bar, private dining area, library, chef's kitchen, and clubroom— alongside a resort-style pool with sweeping views of downtown Austin. The residence itself is a spacious 2-bedroom featuring an open-concept kitchen and living area that extends to a private terrace. The primary suite includes a spa like bathroom with a soaking tub and a separate shower. Don't miss this rare chance to join the vibrant South Congress community at Leland!

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 2008791

**YEAR BUILT:** 2028

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Travis Heights

**LIST DATE:** 11/22/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** 6

**SQUARE FEET:** 1,200

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:**

**LOT SIZE (SQFT):**

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- BuiltInElectricOven
- ConvectionOven
- Dishwasher
- EnergyStarQualifiedDishwasher
- EnergyStarQualifiedRefrigerator
- ElectricWaterHeater
- Disposal
- InductionCooktop
- Refrigerator
- SelfCleaningOven
- StainlessSteelAppliances
- VentedExhaustFan

## EXTERIOR FEATURES

### PARKING:

- Deeded
- Underground
- ElectricGate
- Garage
- GarageDoorOpener
- Lighted
- Covered

### LOT DESCRIPTION:

- CornerLot
- CityLot
- TreesSmallSize

### ROOF TYPE:

- Membrane

### YARD/GROUNDS:

- Balcony
- Lighting

### SIDING:

- BrickVeneer
- Frame
- HardiplankType
- Masonry
- Concrete

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- HeatPump

### UTILITIES:

- ElectricityConnected
  - FiberOpticAvailable
  - SewerConnected
  - WaterConnected
  - UndergroundUtilities
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- CeilingFans
- DoubleVanity
- HighSpeedInternet
- KitchenIsland
- MainLevelPrimary
- QuartzCounters
- SoakingTub
- WalkInClosets

### COMMUNITY:

- Barbecue
  - BusinessCenter
  - BarLounge
  - Concierge
  - CommonGroundsArea
  - Courtyard
  - ConferenceMeetingRoom
  - DogPark
  - FitnessCenter
  - GameRoom
  - KitchenFacilities
  - Library
  - PetAmenities
  - Pool
  - Restaurant
  - Sauna
  - StorageFacilities
  - StreetLights
  - Sidewalks
  - TrailsPaths
  - Curbs
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**LISTED BY:** Mark Kendrick

**PHONE:** 512.797.6275

**BROKERED BY:** Douglas Elliman Real Estate