

# CENTURY 21<sup>®</sup>

Judge Fite Company



313 W 17TH STREET UNIT 2306

AUSTIN, TX 78701



\$950,000



942 sqft



1 beds



1 baths

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## DESCRIPTION

\*\*\* MOVE-IN READY, NEW CONSTRUCTION OPPORTUNITY \*\*\* The Linden is a 28-story, contemporary tower that introduces a new concept in inspired living where world-class luxury meets Austin's artful soul. Designed by award-winning firm Rhode Partners, this new building brings a clean & polished aesthetic that's as striking as it is charming \*\*\* LOCATION AWAY FROM THE HUSTLE & BUSTLE \*\*\* Located at the nexus of the Texas State Capitol & the new Texas Mall, the traditional Central Business District, The University of Texas at Austin, the new Medical District & one of Austin's most beloved neighborhoods, Judge's Hill. This coveted locale offers residents an unparalleled lifestyle, seamlessly blending cultural richness, culinary delights, and entertainment vibrancy \*\*\* VIEWS OF HILL COUNTRY & UT \*\*\* Breathtaking views of the Texas Hill Country as well as UT campus & tower. Enjoy sunsets year round \*\*\* INTERIOR FEATURES \*\*\* Step inside to discover an open-concept layout filled w/ natural light, premium finishes throughout, and a sleek chef's kitchen featuring integrated Bosch appliances, Silestone countertops, and custom cabinetry. The expansive living area flows effortlessly to a private balcony, perfect for morning coffee or evening cocktails. The spacious primary suite offers a spa-inspired bathroom w/ a double vanity, soaking tub, walk-in shower, and generous walk-in closet. Additional highlights include hardwood floors, floor-to-ceiling windows, compact parking, and an option to purchase additional storage. \*\*\* FIRST-CLASS AMENITIES \*\*\* Elevated amenities on 10th floor include a 65'-long lap pool, cold plunge pool & sauna, private dining & conference room, owner's lounge, outdoor cooking & dog park \*\*\* INCENTIVES FOR A LIMITED TIME \*\*\* Seller will pay title policy if cash or loan w/ preferred lender. Offering a RATE BUY DOWN (4.875%) on a limited number of residences for a limited time. Rates are subject to change. We look forward to welcoming you home to The Linden!

**PROPERTY TYPE:** Residential - Condominium  
**MLS STATUS:** Active  
**MLS:** 2029607  
**YEAR BUILT:** 2024  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** The Linden Residences  
**LIST DATE:** 10/03/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** DT  
**SQUARE FEET:** 942  
**TOTAL BEDS:** 1  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**ACRES:** 0  
**LOT SIZE (SQFT):** 74

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- BuiltInRange
- BuiltInRefrigerator
- Dishwasher

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Assigned

### LOT DESCRIPTION:

- CityLot

### ROOF TYPE:

- SeeRemarks

### YARD/GROUNDS:

- SeeRemarks

### SIDING:

- SeeRemarks

### POOL TYPE:

- None
- Community

### FOUNDATION:

- SeeRemarks

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- SeeRemarks

### UTILITIES:

- SeeRemarks

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
- MainLevelPrimary
- SoakingTub
- WalkInClosets

### COMMUNITY:

- Barbecue
  - BusinessCenter
  - BarLounge
  - Concierge
  - ConferenceMeetingRoom
  - DogPark
  - FitnessCenter
  - KitchenFacilities
  - Pool
  - Sauna
- 

**LISTED BY:** Bryan Cady

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**BROKERED BY:** DEN Property Group