

CENTURY 21[®]

Judge Fite Company



313 W 17TH STREET UNIT 2204

AUSTIN, TX 78701



\$2,100,000



1,583 sqft



2 beds



2 baths

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: 2388381
YEAR BUILT: 2024
COUNTY: Travis
TRACT OR SUBDIVIION: The Linden Residences
LIST DATE: 10/03/2025

CENTURY 21

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800.451.8055

AREA: DT
SQUARE FEET: 1,583
TOTAL BEDS: 2
FULL BATHS: 2
HALF BATHS: 0
ACRES: 0
LOT SIZE (SQFT): 126

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInRange
- BuiltInRefrigerator
- Cooktop
- Microwave
- Oven

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Assigned
- Covered

LOT DESCRIPTION:

- CityLot

ROOF TYPE:

- SeeRemarks

YARD/GROUNDS:

- Balcony

SIDING:

- SeeRemarks

POOL TYPE:

- None
- Community

FOUNDATION:

- SeeRemarks

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
 - NaturalGasAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DoubleVanity
- KitchenIsland
- MainLevelPrimary
- OpenFloorplan
- RecessedLighting
- Storage
- SoakingTub
- WalkInClosets

COMMUNITY:

- Barbecue
 - BusinessCenter
 - BarLounge
 - Concierge
 - CommunityMailbox
 - ConferenceMeetingRoom
 - DogPark
 - FitnessCenter
 - KitchenFacilities
 - PetAmenities
 - PackageService
 - PropertyManagerOnSite
 - Pool
 - Sauna
 - StorageFacilities
-

LISTED BY: Bailey Tipps

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BROKERED BY: DEN Property Group