

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 44 EAST AVENUE UNIT 2310

AUSTIN, TX 78701



\$1,059,000



1,260 sqft



2 beds



2 baths

## DESCRIPTION

Residence 2310 at 44 East Avenue presents a rare opportunity to experience elevated downtown living with captivating, unobstructed views of Austin. Perched above the city in the heart of the Rainey Street Historic District, this residence captures breathtaking sunrises over Lady Bird Lake, delivering a daily backdrop that feels both energizing and serene. Floor-to-ceiling glass fills the home with natural light, creating a striking effect that blends your living space with the outdoors. The open-concept design enhances flow and functionality, ideal for entertaining or relaxing while taking in panoramic lake views. The spacious primary suite continues the experience, with peaceful morning light over the water and rowing teams passing below, plus a thoughtfully designed walk-in closet with custom built-ins. Beyond the residence, 44 East is known for its strong sense of community. Residents enjoy a vibrant atmosphere with regular social gatherings—from wine clubs and happy hours to book clubs and game nights—creating an environment where neighbors quickly become friends. Step outside and you're immersed in one of Austin's most walkable neighborhoods, where new dining concepts, vibrant nightlife, and curated experiences are continually shaping the energy of this rapidly growing district. Located just steps from the Rainey Street trailhead, this home offers seamless access to Austin's outdoor lifestyle—morning runs along the lake, concerts on the trail, and a nearby dog park in this pet-friendly community. With developments like the Waterline and One Hotel Austin on the horizon, this area is quickly becoming Austin's "second downtown," making it both an exceptional home and a compelling investment opportunity.

**PROPERTY TYPE:** Residential - Condominium  
**MLS STATUS:** Active  
**MLS:** 2920109  
**YEAR BUILT:** 2019  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** 44 East Ave Condos  
**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:** DT  
**SQUARE FEET:** 1,260  
**TOTAL BEDS:** 2  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 0  
**LOT SIZE (SQFT):** 100

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- BuiltInRefrigerator
- Cooktop
- GasCooktop
- Oven
- RangeHood

## EXTERIOR FEATURES

### PARKING:

- Assigned
- Concrete
- Covered
- Garage
- GarageDoorOpener
- Gated
- Guest

### LOT DESCRIPTION:

- CityLot

### ROOF TYPE:

- Membrane

### YARD/GROUNDS:

- Balcony

### SIDING:

- Glass
- Concrete

### POOL TYPE:

- None
- Community

### FOUNDATION:

- ConcretePerimeter

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
  - NaturalGasConnected
  - SewerConnected
  - WaterConnected
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BreakfastBar
- CeilingFans
- KitchenIsland
- WalkInClosets

### COMMUNITY:

- Barbecue
  - BusinessCenter
  - BicycleStorage
  - Concierge
  - ConferenceMeetingRoom
  - FitnessCenter
  - GameRoom
  - KitchenFacilities
  - PetAmenities
  - PackageService
  - Pool
  - TrailsPaths
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**LISTED BY:** Mary Anne McMahon

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**BROKERED BY:** Christie's Int'l Real Estate