

CENTURY 21[®]

Judge Fite Company



44 EAST AVENUE UNIT 3906

AUSTIN, TX 78701



\$1,940,000



1,999 sqft



3 beds



3 baths

DESCRIPTION

Experience elevated living at 44 East Ave in this rare three-bedroom residence featuring floor-to-ceiling glass on three sides, creating a dramatic sense of floating above Lady Bird Lake with unobstructed views that stretch for miles. The expansive, extra-wide living area is surrounded by shimmering water, offering exceptional natural light and a seamless connection to the outdoors. The home includes a spacious primary suite, three full baths, and a highly functional layout that stands out within the building's diverse three-bedroom collection. Positioned directly along the lakefront and not sandwiched between other towers, 44 East offers protected view corridors and enhanced privacy, a distinguishing advantage in downtown Austin. With direct access to the Rainey Street Trailhead, park space, and miles of waterfront pathways, residents enjoy an unparalleled connection to outdoor living. As Rainey Street continues its transformation with new restaurants, retail, and lifestyle offerings, the area is becoming one of the most sought-after neighborhoods in Austin. This momentum, combined with the building's reputation and lakefront location, makes Residence 3906 an exceptional home as well as a compelling investment expected to deliver strong long-term value. Known as one of the best buildings in downtown Austin for those who want to live, work, and play, 44 East provides top-tier amenities, 24/7 concierge service, a private dog park, multiple lounges, fitness facilities, and beautifully designed indoor and outdoor common spaces. A rare opportunity to own one of the most unique residences in a premier lakefront tower.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Active

MLS: 4673261

YEAR BUILT: 2019

COUNTY: Travis

TRACT OR SUBDIVIION: 44 East Ave Condominiums

LIST DATE: 12/19/2025

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800.451.8055

AREA: DT

SQUARE FEET: 1,999

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 0

ACRES: 0

LOT SIZE (SQFT): 156

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInRange
- Dishwasher
- Disposal
- Microwave
- Oven
- Refrigerator
- WineRefrigerator

EXTERIOR FEATURES

PARKING:

- Assigned
- Garage
- Gated
- Guest

LOT DESCRIPTION:

- CornerLot
- CityLot
- BacksToGreenbeltPark

ROOF TYPE:

- SeeRemarks

YARD/GROUNDS:

- Balcony

SIDING:

- SeeRemarks

POOL TYPE:

- SeeRemarks
- Community

FOUNDATION:

- ConcretePerimeter

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
 - NaturalGasConnected
 - SewerConnected
 - WaterConnected
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BreakfastBar
- DoubleVanity
- KitchenIsland
- MainLevelPrimary
- NoInteriorSteps
- OpenFloorplan
- Pantry
- QuartzCounters
- WalkInClosets

COMMUNITY:

- Barbecue
 - BusinessCenter
 - BarLounge
 - BicycleStorage
 - Concierge
 - CommonGroundsArea
 - Clubhouse
 - CommunityMailbox
 - Courtyard
 - ConferenceMeetingRoom
 - DeckPorch
 - DogPark
 - FitnessCenter
 - GameRoom
 - Gated
 - PetAmenities
 - Pool
 - PlannedSocialActivities
-

LISTED BY: Mary Anne McMahon

PHONE: 512.270.8586

BROKERED BY: Christie's Int'l Real Estate