

CENTURY 21[®]

Judge Fite Company



202 NUECES STREET UNIT 1804

AUSTIN, TX 78701



\$1,600,000



921 sqft



1 beds



1 baths

DESCRIPTION

Residence 1804 at Austin Proper Hotel & Residences offers the rare opportunity to live within one of the most sought-after lifestyle destinations in Austin—where everyday living feels like returning to your own private five-star retreat. Designed with the signature aesthetic of Kelly Wearstler, the residence blends sophisticated modern design with warm textures and materials inspired by Texas craftsmanship. Expansive windows invite abundant natural light while framing beautiful views of downtown Austin. Owners enjoy a truly elevated hospitality experience with five-star concierge service, room service, valet parking, and exclusive owner privileges, creating effortless luxury living in the heart of the city. This residence also includes a single reserved parking space, adding both convenience and value in a premier downtown location. The Proper is home to some of Austin's most celebrated dining destinations including The Peacock Mediterranean Grill, La Piscina, Goldie's Sunken Bar, and The Quill Room, along with nearby culinary favorites such as Kappo Kappo and Copa. Residents also enjoy exceptional amenities including two resort-style pools, a state-of-the-art fitness facility, full-service spa, beautifully curated gathering spaces, and exclusive owner discounts across the hotel's restaurants and amenities. A dedicated storage unit further enhances functionality, offering valuable additional space—an amenity not commonly available with every residence. Located in the vibrant and walkable Seaholm District, Residence 1804 is just steps from Lady Bird Lake, the hike-and-bike trail, and Austin's best shopping, dining, and cultural destinations. Residence 1804 offers a rare opportunity to own within one of Austin's most distinctive boutique residential experiences—where design, service, and lifestyle come together seamlessly.

PROPERTY TYPE: Residential - Condominium
MLS STATUS: Active
MLS: 5993672
YEAR BUILT: 2018
COUNTY: Travis
TRACT OR SUBDIVIION: Austin Proper
LIST DATE: 04/12/2026

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800.451.8055

AREA: DT
SQUARE FEET: 921
TOTAL BEDS: 1
FULL BATHS: 1
HALF BATHS: 0
ACRES: 0
LOT SIZE (SQFT): 148

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInOven
- Dishwasher
- ExhaustFan
- GasCooktop
- Microwave
- Refrigerator
- TanklessWaterHeater
- WineRefrigerator

EXTERIOR FEATURES

PARKING:

- Assigned
- Covered
- Garage
- Gated
- Guest
- Valet

LOT DESCRIPTION:

- SeeRemarks

ROOF TYPE:

- Membrane

YARD/GROUNDS:

- SeeRemarks

SIDING:

- Glass
- Concrete

POOL TYPE:

- None

FOUNDATION:

- ConcretePerimeter
- SeeRemarks

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
 - NaturalGasConnected
 - SewerConnected
 - WaterConnected
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BreakfastBar
- HighCeilings
- MainLevelPrimary
- RecessedLighting
- WalkInClosets
- WiredForSound

COMMUNITY:

- BusinessCenter
 - BarLounge
 - Concierge
 - CommonGroundsArea
 - CommunityMailbox
 - ConferenceMeetingRoom
 - FitnessCenter
 - Gated
 - KitchenFacilities
 - PetAmenities
 - StorageFacilities
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LISTED BY: Mary Anne McMahon

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BROKERED BY: Christie's Int'l Real Estate