

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 700 ARIANA COURT

AUSTIN, TX 78746



\$1,075,000



2,410 sqft



3 beds



4 baths

## DESCRIPTION

Luxury living meets sustainability in The Addie, a Net Zero, AEGB 5-Star rated, gated community with scenic trails, all within highly acclaimed Eanes ISD. This thoughtfully designed three-level townhome blends refined style with everyday functionality. The entry level offers a private bedroom with full bath, designer tile, quartz countertops, and a California Closets walk-in, plus excellent storage, a private elevator, and an oversized two-car garage with water softener. The second level is the heart of the home, filled with natural light from two walls of windows and enhanced by electronic shades, a shiplap feature wall, and a dedicated home office behind steel-and-glass doors. The gourmet kitchen is designed for true entertainers, featuring a Dacor double oven with steam, a large gas cooktop with wok capabilities and lighted exhaust hood, drawer microwave, expansive island, abundant cabinetry with pull-out shelving, and a generous walk-in pantry. An open dining area comfortably seats 10, flowing seamlessly to a covered patio with a natural gas-plumbed grill with side searing option. The third floor includes a bonus loft, guest suite with en-suite bath, upgraded laundry with sink, and a serene primary retreat with fluted accent wall, walls of windows, and a custom California Closets walk-in. The spa-style bath features double quartz vanities and a walk-in shower. Additional highlights include Sonos, fiber internet, sprinkler system, and HOA-covered insurance. Residents enjoy community social events, fire pit, and an elevated, low-impact lifestyle in one of Austin's most desirable enclaves.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 6460427

**YEAR BUILT:** 2022

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** ADDIE CONDOMINIUMS

**LIST DATE:** 01/10/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** 8W

**SQUARE FEET:** 2,410

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.3

**LOT SIZE (SQFT):** 13,076

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CarpetFree
- Tile
- Wood

### APPLIANCES:

- DoubleOven
- Dishwasher
- ExhaustFan
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- WaterSoftenerOwned
- StainlessSteelAppliances

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Attached
- Common
- Garage

### LOT DESCRIPTION:

- SprinklersAutomatic

### ROOF TYPE:

- FlatTile

### YARD/GROUNDS:

- Balcony
- OutdoorGrill

### SIDING:

- Masonry
- Stucco

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BreakfastBar
- CeilingFans
- DoubleVanity
- InteriorSteps
- KitchenIsland
- MultipleLivingAreas
- OpenFloorplan
- QuartzCounters
- WalkInClosets

### COMMUNITY:

- CommonGroundsArea
  - DogPark
  - Gated
  - SeeRemarks
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**BROKERED BY:** Compass RE Texas, LLC