

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 48 EAST AVENUE UNIT 2504

AUSTIN, TX 78701



\$699,900



893 sqft



1 beds



1 baths

## DESCRIPTION

Elevated above the energy of downtown, this sophisticated residence at Natiivo Austin offers a rare blend of refined design and flexible ownership in one of the city's most coveted locations. Positioned in the vibrant Rainey Street Historic District, the home captures sweeping skyline vistas alongside tranquil views of Lady Bird Lake—a striking juxtaposition of urban vitality and natural beauty. Inside, the expansive one-bedroom layout—among the largest in the building—feels both airy and intentional, with soaring ceilings and dramatic floor-to-ceiling windows that flood the space with natural light. A private balcony extends the living area outward, creating the perfect perch to take in the city's ever-changing backdrop. Clean, modern finishes and a polished aesthetic lend a sense of understated luxury throughout. Designed for effortless, lock-and-leave living, this residence is part of the only downtown building that allows short-term rentals with full-service, hotel-style support. Owners have the flexibility to reside full-time, enjoy it as a pied-a-terre, or generate income through professionally managed short-term rentals—complete with 24-hour concierge service, housekeeping, and hospitality-level care. Residents enjoy an elevated suite of amenities, including a stunning rooftop pool, a 33rd-floor clubhouse with panoramic views, outdoor terraces and garden spaces, a state-of-the-art fitness center, bike storage, dog run, pet washing station, and secure keyless entry. Just steps from the lakefront trails, acclaimed dining, coffee shops, and boutique shopping, this is downtown living reimagined—where luxury, convenience, and lifestyle converge seamlessly.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 7622703

**YEAR BUILT:** 2021

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Natiivo

**LIST DATE:** 04/15/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** DT

**SQUARE FEET:** 893

**TOTAL BEDS:** 1

**FULL BATHS:** 1

**HALF BATHS:** 0

**ACRES:** 0

**LOT SIZE (SQFT):** 74

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Wood

### APPLIANCES:

- BuiltInRange
- BuiltInOven
- Dryer
- Microwave
- Range
- Washer

## EXTERIOR FEATURES

### PARKING:

- Garage
- Valet

### LOT DESCRIPTION:

- Views

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- Balcony

### SIDING:

- Glass
- Concrete

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
  - ElectricityConnected
  - HighSpeedInternetAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- QuartzCounters
- WalkInClosets

### COMMUNITY:

- SeeRemarks
- 

**LISTED BY:** Sharon Morgan

**EMAIL:** [sharon@bccregroup.com](mailto:sharon@bccregroup.com)

**BROKERED BY:** KW-Austin Portfolio Real Estate