

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 44 EAST AVENUE UNIT 2110

AUSTIN, TX 78701



\$1,075,000



1,260 sqft



2 beds



2 baths

## DESCRIPTION

Corner residence with forever lake views at 44 East Ave. Unit 2110 faces south and east on the 21st floor, capturing unobstructed views of Lady Bird Lake and East Austin that are permanently protected — no future development will block what you see today. Wake up to sunrise over the water, with natural light flooding both bedrooms and the open living space throughout the day. This 2-bedroom, 2-bath layout spans 1,260 square feet in a 2022-built tower with modern systems throughout. The kitchen features a striking black finish, gas range, quartz countertops, and built-in Bosch appliances. Oak hardwood floors and floor-to-ceiling glass run throughout. Owner upgrades include custom motorized shades, UV/heat-blocking window film, and in-unit washer/dryer. Step out to a private balcony overlooking the lake. Two deeded parking spaces convey — a rare find downtown. 44 East sits at the Rainey Street trailhead with direct lake access, yet the building's East Avenue entrance means you skip Rainey Street traffic entirely. Amenities include 24-hour concierge, resort-style pool, fitness center, 37th-floor sky lounge, and guest suites.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 9415940

**YEAR BUILT:** 2022

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** 44 EAST AVE CONDOMINIUM

**LIST DATE:** 03/25/2026

**AREA:** 10N

**SQUARE FEET:** 1,260

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 0

**LOT SIZE (SQFT):** 100

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Wood

### APPLIANCES:

- BuiltInRefrigerator
- Dishwasher
- ExhaustFan
- BuiltInFreezer
- Disposal
- GasOven
- GasRange
- Microwave

## EXTERIOR FEATURES

### PARKING:

- Assigned
- Deeded
- Garage
- GarageDoorOpener
- Gated
- Private
- SideBySide
- Covered
- Guest

### LOT DESCRIPTION:

- CityLot
- BacksToGreenbeltPark
- Landscaped
- NearPublicTransit
- Views

### ROOF TYPE:

- Membrane

### YARD/GROUNDS:

- Balcony
- Barbecue
- DogRun
- GasGrill
- Lighting
- OutdoorGrill
- PrivateEntrance

### SIDING:

- Glass
- Concrete

### POOL TYPE:

- Heated
- InGround
- RoofTop
- Community

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- NaturalGasConnected
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- EntranceFoyer
- EatInKitchen
- Elevator
- GraniteCounters
- HighCeilings
- KitchenIsland
- MainLevelPrimary
- OpenFloorplan
- Pantry
- RecessedLighting
- SmartHome
- SmartThermostat
- WiredForData
- Bar
- NaturalWoodwork
- WalkInClosets
- HighSpeedInternet

### COMMUNITY:

- Barbecue
  - BarLounge
  - BicycleStorage
  - Concierge
  - CommonGroundsArea
  - Courtyard
  - ConferenceMeetingRoom
  - DogPark
  - FitnessCenter
  - GameRoom
  - Gated
  - InternetAccess
  - MediaRoom
  - Pool
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**LISTED BY:** Steve Koleno

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**BROKERED BY:** Beycome Brokerage Realty LLC