

CENTURY 21[®]

Judge Fite Company



313 W 17TH STREET UNIT 2301

AUSTIN, TX 78701



\$1,074,900



1,251 sqft



2 beds



2 baths

DESCRIPTION

Offered fully furnished and move-in ready. Automated shades in every room. California custom closets in both bedrooms! Located on the 23rd floor of The Linden Residences, this 2-bedroom, 2-bath residence delivers elevated downtown Austin living with iconic views and refined design in one of the city's most sought-after luxury towers. The open-concept living and dining area is framed by floor-to-ceiling windows showcasing direct views of the UT Tower, creating a dramatic yet serene backdrop ideal for both everyday living and entertaining. The primary suite offers a rare and unobstructed view of the Texas State Capitol, providing one of downtown Austin's most distinguished outlooks. Thoughtfully designed interiors feature top-of-the-line appliances, bespoke finishes, automatic window shades, and custom closet built-ins, offering both style and functionality. Abundant natural light enhances the modern aesthetic while seamlessly connecting the home to the skyline beyond. Residents enjoy access to an exceptional amenity collection, including conference rooms ideal for meetings or private gatherings, along with a 10th-floor amenity deck featuring a lap pool, cold plunge, fitness center, sauna, resident lounge, club room, co-working spaces, outdoor grilling areas, and pet park—all complemented by sweeping downtown views. Unmatched walkability places you moments from the University of Texas campus, the Capitol complex, museums, dining, entertainment, and Austin's vibrant cultural district. A rare opportunity to own a high-floor residence with landmark views, premium finishes, and exceptional downtown convenience. All appliances and furniture convey. Lease permit available.

PROPERTY TYPE: Residential - Condominium
MLS STATUS: Active
MLS: 9810110
YEAR BUILT: 2024
COUNTY: Travis
TRACT OR SUBDIVIION: The Linden Residences
LIST DATE: 02/03/2026

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800.451.8055

AREA: UT
SQUARE FEET: 1,251
TOTAL BEDS: 2
FULL BATHS: 2
HALF BATHS: 0
ACRES:
LOT SIZE (SQFT):

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInRange
- BuiltInRefrigerator
- Dishwasher
- SeeRemarks

EXTERIOR FEATURES

PARKING:

- Assigned
- CommunityStructure
- Covered
- Guest

LOT DESCRIPTION:

- None

ROOF TYPE:

- SeeRemarks

YARD/GROUNDS:

- Balcony

SIDING:

- SeeRemarks

POOL TYPE:

- SeeRemarks
- Community

FOUNDATION:

- SeeRemarks

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SeeRemarks

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- KitchenIsland
- MainLevelPrimary
- SeeRemarks
- WalkInClosets

COMMUNITY:

- Concierge
 - CommunityMailbox
 - ConferenceMeetingRoom
 - DogPark
 - FitnessCenter
 - Pool
 - StorageFacilities
 - SeeRemarks
-

LISTED BY: Crystal Olenbush

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BROKERED BY: AustinRealEstate.com