

# CENTURY 21

Judge Fite Company



## 48 EAST AVENUE UNIT 2204

AUSTIN, TX 78701



\$765,000



875 sqft



1 beds



1 baths

## DESCRIPTION

Natiivo #2204 offers a one-bedroom, one-bathroom residence designed for modern urban living in a premier downtown location. Ten-foot ceilings and floor-to-ceiling windows fill the open-concept kitchen and living area with natural light, while sleek concrete accents add a contemporary edge. The European-style kitchen is equipped with stainless steel appliances, and an in-unit washer and dryer adds everyday convenience. The bathroom features double sinks and a walk-in shower, creating a comfortable and well-appointed space. From the private balcony, enjoy sweeping views of Lady Bird Lake, with water vistas extending into the bedroom for a peaceful start and finish to each day. Thoughtfully laid out for both comfort and functionality, the home balances clean lines with modern finishes. Immediate access to the Hike-and-Bike Trail places Austin's outdoor lifestyle, as well as downtown dining and entertainment, just moments away. Natiivo introduces a flexible ownership model that blends luxury condominium living with full-service hospitality. Owners may enjoy the residence part-time while taking advantage of short-term rental opportunities supported by hotel-level services, including 24-hour concierge and housekeeping. The building's amenity collection includes a rooftop pool, 33rd-floor clubhouse, outdoor terrace and garden, fitness center, bike storage, dog run, pet washing station, keyless entry, and more, making Natiivo #2204 an exceptional opportunity in the heart of downtown Austin. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 9940563

**YEAR BUILT:** 2021

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** 48 East Condos

**LIST DATE:** 01/30/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** DT

**SQUARE FEET:** 875

**TOTAL BEDS:** 1

**FULL BATHS:** 1

**HALF BATHS:** 0

**ACRES:** 0

**LOT SIZE (SQFT):** 74

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- BuiltInElectricRange
- Dishwasher
- ExhaustFan
- Disposal
- Refrigerator

## EXTERIOR FEATURES

### PARKING:

- None

### LOT DESCRIPTION:

- None

### ROOF TYPE:

- SeeRemarks

### YARD/GROUNDS:

- Balcony

### SIDING:

- SeeRemarks

### POOL TYPE:

- RoofTop
- Community

### FOUNDATION:

- SeeRemarks

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- MainLevelPrimary
- NoInteriorSteps
- OpenFloorplan
- StoneCounters
- RecessedLighting
- SoakingTub
- WalkInClosets

### COMMUNITY:

- BicycleStorage
  - CommonGroundsArea
  - FitnessCenter
  - PetAmenities
  - Pool
- 

**LISTED BY:** Trey Phillips

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**BROKERED BY:** Moreland Properties