

Under Contract - Pending on Market

# \$1,295,000

Call (512) 848-8722 Today!

## RESIDENTIAL - CONDOMINIUM, 2 BEDS, 2 FULL BATH(S)

Be the first to live at The Modern Austin Residences in this 2 bed, 2 bath southeast-facing condo on the 30th floor. This 1,243 sq ft residence features floor-to-ceiling windows and a private balcony with beautiful views of Lady Bird Lake and the downtown skyline. The kitchen includes dark quartzite countertops, a full-height backsplash, and a Bosch 36" counter-depth refrigerator. The primary bathroom features a leathered Absolute Black granite vanity. The secondary bathroom is finished in light quartz. Additional highlights include a washer and dryer, hardwood flooring, and one reserved parking space. Residents enjoy over 19,000 sq ft of curated amenities across three levels, including a 25-meter pool and spa, fitness center and yoga studio, indoor and outdoor lounges, dog park and wash station, business center, sky lounge with catering kitchen, and 24/7 concierge service. Perfectly located in the Rainey Street District, The Modern offers walkable access to Austin's best restaurants, nightlife, and trail access along Lady Bird Lake.

### GENERAL DESCRIPTION

**Subdivision:** The Modern Austin Residences

**Property Type:** Residential - Condominium

**Bedrooms:** 2

**Baths:** 2 Full

**Stories:** 1

**Garage:** 1

**Year Built:** 2024

**Building Sqft:** 1,166 / Builder

**Maintenance Fee:** \$856 / Monthly

**MLS# / Area:** ABORTX-1912426



Get in touch  
**Kevin Burns**

(512) 848-8722

**Urbanspace**

(512) 457-8884

610 Davis St #3002, Austin, TX 78701

Visit <https://www.har.com/ABORTX-1912426> for more information