

# \$1,350,000 - 222 West Avenue 2806, Austin

MLS® #2963375

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 0.01 Acres

Seaholm Residences Residential, Austin, TX

**28TH FLOOR SEAHOLM CONDO WITH  
WEST FACING UNOBSTRUCTED VIEWS OF  
LADY BIRD LAKE & ZILKER PARK**

Experience luxury downtown living in this stunning 2-bed, 2-bath condo at Seaholm Residences, offering breathtaking west-facing views of Lady Bird Lake and vibrant sunsets. Floor-to-ceiling windows, hardwood floors, and a full-length balcony create an elegant, open feel. The modern kitchen features quartz countertops, a 36" Subzero refrigerator, Wolf gas range, Wolf microwave drawer, and Bosch dishwasher. Electric blinds throughout, with blackout blinds in the bedrooms, add convenience and privacy. The primary suite boasts sound-reducing windows and a spa-inspired bath with a soaking tub and separate shower. A Murphy bed in the second bedroom maximizes space, while a full-size Whirlpool washer/dryer and Nest climate control add modern comfort.

Seaholm's 10th-floor sky deck offers a resort-style heated pool, fitness center, grilling stations, a clubroom, business center, and a dog park with a pet wash station. Trader Joe's, the Central Library, Lady Bird Lake trails, and Shoal Creek Greenbelt are just steps away, with Whole Foods, ACL Live, and 2nd Street District nearby.

With Google Fiber availability and a prime downtown location, this condo is an incredible opportunity for luxury city living.



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2963375     |
| Price          | \$1,350,000 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,376       |
| Acres          | 0.01        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 222 West Avenue 2806           |
| Area        | DT                             |
| Subdivision | Seaholm Residences Residential |
| City        | Austin                         |
| County      | Travis                         |
| State       | TX                             |
| Zip Code    | 78701                          |

## Amenities

|               |  |
|---------------|--|
| Amenities     | Concierge  |
| Utilities     | Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected  |
| Features      | Barbecue, Business Center, Concierge, Common Grounds/Area, Clubhouse, Community Mailbox, Curbs, Dog Park, Fitness Center, Internet Access, Pet Amenities, Pool, Shopping, See Remarks, Sidewalks, Bar/Lounge |
| Parking       | Garage, Guest, Covered   |
| Garage Spaces | 2  |
| View          | City Lights, City, Lake, Water, Park/Greenbelt   |
| Waterfront    | None   |

## Interior

|            |  |
|------------|--|
| Interior   | Wood   |
| Appliances | Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Oven, Gas Range, |

|              |   |
|--------------|---|
|              | Microwave, Refrigerator, Range Hood, See Remarks, Stainless Steel Appliance(s), Washer, Built-In Gas Range, Ice Maker |
| Heating      | Central   |
| # of Stories | 1   |
| Stories      | One   |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, See Remarks |
| Lot Description   | See Remarks          |
| Roof              | See Remarks          |
| Construction      | Concrete             |
| Foundation        | Slab                 |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Mathews    |
| Middle     | O Henry    |
| High       | Austin     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 215              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Spyglass Realty |
|----------------|-----------------|

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