

# \$563,200 - 70 Rainey Street 1303, Austin

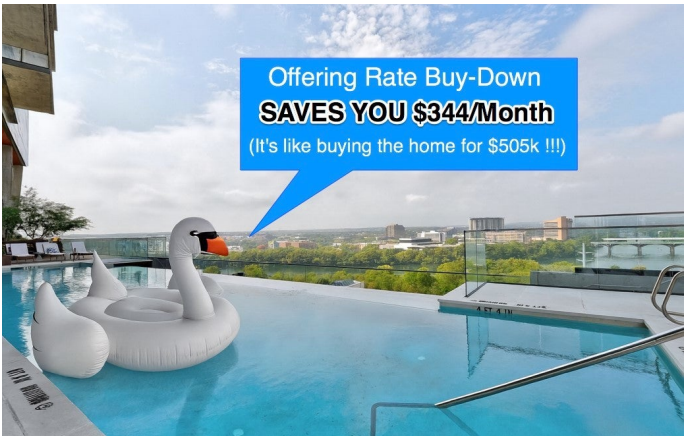
MLS® #6133085

**\$563,200**

1 Bedroom, 1.00 Bathroom, 663 sqft  
Residential on 0.00 Acres

N/A, Austin, TX

**\*\*Seller RATE BUY-DOWN option lowers monthly payments by \$343 per month with 5% DOWN! Nestled in the heart of the city's fastest-growing area, this downtown condo perched on the 13th floor epitomizes luxury living with its prime location, expansive panorama view and modern amenities. Residents enjoy unparalleled convenience with a vibrant walking neighborhood at their doorstep that is brimming with trendy bars and gourmet restaurants. Just steps away, a scenic trail winds its way through lush greenery around Ladybird Lake that is perfect for morning jogs or evening strolls. The gourmet kitchen is equipped with German luxury appliances by Miele, which include a sleek GAS COOKTOP and built-in refrigerator, perfect for culinary enthusiasts. Enjoy a spa-like experience with the LARGE walk-in shower with a seating bench. NO CARPET. Automatic BLACK OUT shades in the bedroom with a CUSTOM window pane for energy efficiency and noise cancellation. THREE SPEED A/C unit addition (low/medium/high vs standard on/off) for energy efficiency and low fan noise. Two \$1200 "smart technology" HAIKU fans. RESERVED PARKING space on the first level of resident parking. No more winding around and around and around to get out of the building! There's also a state-of-the-art fitness center, a serene outdoor YOGA deck, a sparkling infinity pool with Cabanas and skyline views, a DOG PARK, and an elegant**



★ Do you love this home, but wish the price felt closer to \$505,925?

With the List & Lock program from CMG Home Loans, under the scenario below, the Seller can secure a special rate buy-down that lowers your monthly payment by around \$344.

That's around \$41,270 saved over 10 years!

● Bottom line: At the sales price of \$563,200, your monthly payment will feel like you bought it for around \$505,925.

MARKET RATE VS LIST & LOCK SIMULATOR		
LIST PRICE	\$ 563,200.00	Sales price
DOWN PAYMENT (%)	5.00%	Your down payment
MARKET RATE	6.500%	Common interest rate today
L&L RATE	5.500%	Your rate with Seller buy down
LOAN AMOUNT	\$ 535,040.00	Your loan amount
MARKET RATE MONTHLY PAYMENT	\$ 3,381.82	Your monthly payment with 6.50%
L & L MONTHLY PAYMENT	\$ 3,037.90	Your monthly payment with Seller buy down
MONTHLY BUYER SAVINGS	\$ 343.92	Your monthly savings
10 YEAR BUYER SAVINGS	\$ 41,270.22	Your 10-year savings
LIST PRICE WOULD NEED TO BE DROPPED TO THIS AMOUNT TO MATCH THE LIST & LOCK MONTHLY PAYMENT FOR THIS SCENARIO	\$ 505,924.89	In a scenario with no buy down, the list price would need to be this for you to achieve a \$3037.90 monthly payment

lounge complete with a vinyl record player!  
This condo offers the ideal blend of urban  
sophistication and natural beauty, making it a  
coveted address for those seeking a balanced  
and elevated lifestyle! (\*\*Rate and final terms  
based on buyer qualifications.)

Built in 2018

### **Essential Information**

MLS® #	6133085
Price	\$563,200
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	663
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Condominium
Status	Active

### **Community Information**

Address	70 Rainey Street 1303
Area	DT
Subdivision	N/A
City	Austin
County	Travis
State	TX
Zip Code	78701

### **Amenities**

Amenities	Concierge
Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Barbecue, Concierge, Common Grounds/Area, Clubhouse, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Gated, Internet Access, Pool, Bar/Lounge, Bicycle Storage
Parking	Assigned, Attached, Covered, Electric Vehicle Charging Station(s),

	Gated, Guest
Garage Spaces	1
View	City, Neighborhood, Panoramic, City Lights, River
Waterfront	None

### Interior

Interior	Carpet Free, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
# of Stories	1
Stories	One

### Exterior

Exterior Features	Balcony, Dog Run, Garden, Gas Grill, Barbecue, Outdoor Grill
Lot Description	See Remarks, Views
Roof	See Remarks
Construction	Glass, Metal Siding, Concrete, Cement Siding
Foundation	Permanent

### School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

### Additional Information

Date Listed	October 8th, 2025
Days on Market	7

### Listing Details

Listing Office	Waterloo Realty, LLC
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Listing information last updated on October 15th, 2025 at 10:07am CDT