

# \$949,000 - 40 N Interstate Highway 35 8c1, Austin

MLS® #8642332

**\$949,000**

3 Bedroom, 3.00 Bathroom, 2,651 sqft  
Residential on 0.05 Acres

Towers Town Lake Condo Amd, Austin, TX

\*\*\*Now Priced Under \$950K â€” One of the Best Resale Values in Downtown Austin w/ 2,651 SF & Unobstructed Lake Views!\*\*\*  
Refined Living w/ Front-Row Views of Lady Bird Lake & Downtown Austin; Residence No. 8C1 is an exquisite 3-bed, 3-bath residence with 2 private balconies that offers stunning city and Lady Bird Lake views, paired w/ unparalleled access to Austin's most vibrant attractions. \*Prime Location\* Situated near the highly sought-after Rainey Street Neighborhood, but away from the hustle and bustle. Steps away from the world-renowned Lady Bird Lake Hike-&-Bike Trail, restaurants, live music & more \*Breathtaking Views\* Enjoy panoramic views of Lady Bird Lake & downtown Austin from your 2 private balconies...perfect for morning coffee or evening relaxation \*Spacious Layout\* This residence boasts an open floor plan larger than most condominiums in downtown Austin w/ a generous living & dining area...ideal for entertaining guests or cozy family gatherings \*Gourmet Kitchen\* Benefit from a fully-equipped kitchen featuring a large island, breakfast nook, stainless steel appliances, granite countertops, and ample custom cabinet space \*Master Bedroom Retreat\* The primary bedroom is a true sanctuary, featuring a private terrace with stunning views of Lady Bird Lake. A convenient space by the window offers versatility as an office desk area, dressing space, or workout spot, all while enjoying the refreshing lake view \*Extensive



Amenities\* Experience resort-style amenities including two pools (indoor & outdoor), hot tub, racquetball court, lounges, game room, snack lounge, gym, convenient parking & more...the perfect blend of quiet luxury and an active lifestyle in the heart of Austin \*Very Walkable & Bker's Paradise\* Walk Score of 79 and Bike Score of 95 (Source: WalkScore.com) Don't miss out on this incredible opportunity to own a spacious condo with stunning lake & city views, excellent resale value, and the best of downtown living in the vibrant city of Austin.

Built in 1983

### Essential Information

MLS® #	8642332
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,651
Acres	0.05
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Active

### Community Information

Address	40 N Interstate Highway 35 8c1
Area	DT
Subdivision	Towers Town Lake Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Amenities	Concierge
Utilities	Electricity Available, Phone Available

Features	Common Grounds/Area, Clubhouse, Community Mailbox, Fitness Center, Gated, Lake, Park, Pool, Sport Court(s), Sidewalks, Trails/Paths, Bar/Lounge, Bicycle Storage, Business Center, Concierge, Courtyard, Game Room, Maintenance On-Site, Package Service, Racquetball, Sauna
Parking	Assigned, Covered, Guest
View	Hills, City, Lake, River
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Dryer, Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Electric
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior Features	See Remarks
Lot Description	None
Roof	See Remarks
Construction	See Remarks
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

## Additional Information

Date Listed	September 5th, 2024
Days on Market	404

## Listing Details

Listing Office	DEN Property Group
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