

\$995,000 - 40 N Interstate 35 10c1, Austin

MLS® #7738843

\$995,000

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

Towers Town Lake Condo Amd, Austin, TX

Owner Occupant Only as The Towers of Town Lake is already at the 20% Max Unit Lease Limit (No STR's Either)- Only 2 Pets Allowed per Unit (Max 30 Lbs ea.) See Attached HOA Documents for Additional Leasing and Pet Guidelines. Amazing Value for Downtown Austin! HUGE 2,651 Sq Ft Condo on the 10th Floor (3 Bed/3 Full Bath / 2 Reserved Spaces in Parking Garage in addition to On-Site Guest Parking) - The Primary Bedroom features Expansive Protected Views of Town Lake from it's Private Balcony and the Living Room features City Views from it's Private Balcony - The floor plan of this unit passes from one side of the building all the way through to the other side affording the Unit Spectacular Town Lake or City Views from Every Bedroom & Living Area. Unit Features Updated Laminate Flooring in most areas, Interior professionally painted April 2021, and original European Style Cabinetry in the Kitchen that must be seen to fully appreciate. Unit is in move in condition - or bring your Designer / Contractor and explore the possibilities of this rare unit. The property is located adjacent to the Town Lake Hike and Bike Trail and 1 Block away from the Rainey Street Entertainment District. Fully Fenced / Gated Property Features 24 Hour Front Desk Staff and On-Site Professional Management. Extensive Property Amenities.

Built in 1983



40 N Interstate Hwy 35 #10C-1
Austin, Texas



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FLOOR PLAN GRAPHICS



Essential Information

MLS® #	7738843
Price	\$995,000
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 35 10c1
Subdivision	Towers Town Lake Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Not Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Business Center, Common Grounds/Area, Community Mailbox, Concierge, Conference/Meeting Room, Fitness Center, Game Room, Gated, Internet Access, Laundry Service, Maintenance On-Site, Package Service, Pool, Property Manager On-Site, Trails/Paths
Parking	Assigned, Garage, Gated, Guest
# of Garages	2
View	City, Lake, Trees/Woods
Waterfront	None

Interior

Interior	Laminate, Tile, Wood
Appliances	Cooktop, Dishwasher, Electric Oven, Electric Water Heater, Free-Standing Refrigerator, Microwave, Refrigerator, Stainless Steel Appliance(s)

Heating	Central, Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	City Lot, Views
Roof	Membrane
Construction	See Remarks
Foundation	Pillar/Post/Pier, Slab

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Property Listed by: Austin Loop 1 Realty, LLC
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