

For Sale

1306 West Avenue, Unit 304

West Avenue Condominium - 78701

1129 SF [TCAD]

2 bed / 2 bath

Skout^x

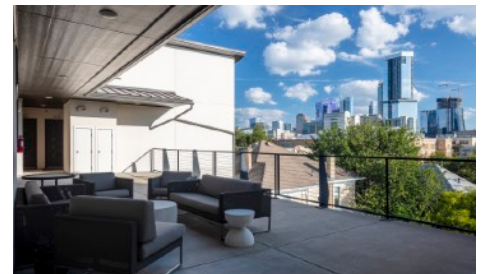
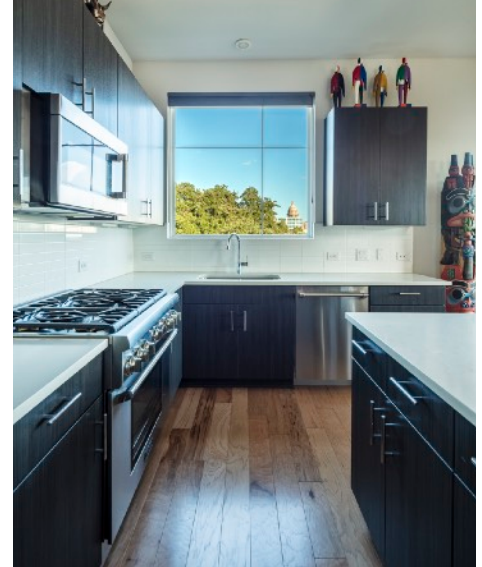
Roland Galang

Broker | CNE, LEED AP

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Private
Listing



Unit 304 is a cozy corner penthouse with protected Capitol and unobstructed panoramic city views. Well-appointed floor plan and kitchen. Ample space designed for both relaxing and entertaining. **1306 West** - an intimate 13-unit community, situated in a quaint Downtown neighborhood, nestled between Judge's Hill and historic Clarksville. Convenient location: ~0.6 mile to Texas Capitol; ~1 mile to UT Dell Medical & UT Austin; ~1 mile to MoPac. Walk to nearby faves: Olamaie, Clay Pit, Fresa's, Shoal Creek Saloon, Wink, ALC Steaks, The Tavern, Ranch 616, Qi Austin, Whole Foods & W 6th Street entertainment venues.

Quick Facts

- Contemporary finishes & fixtures
- Energy Efficient Features: Dual insulated sun blocker windows; 15 SEER HVAC w/ heat pump; tankless water heater; Nest thermostat
- Kitchen: center island; sleek frameless Thermofoil cabinets; tile backsplash; quartz counters; Thermador gas range & appliances
- Flooring: wood throughout & tile bath
- 2 reserved parking spaces (w/ electric drops in boxes 110 n 220V)
- Gated building & garage access
- Walkscore: 90 [www.walkscore.com]

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.

