

\$2,100,000 - 313 W 17th Street 2204, Austin

MLS® #2388381

\$2,100,000

2 Bedroom, 2.00 Bathroom, 1,583 sqft

Residential on 0.00 Acres

The Linden Residences, Austin, TX

*** MOVE-IN READY, NEW CONSTRUCTION OPPORTUNITY *** The Linden is a 28-story, contemporary tower that introduces a new concept in inspired living where world-class luxury meets Austin's artful soul. Designed by award-winning firm Rhode Partners, this new building brings a clean & polished aesthetic that's as striking as it is charming *** LOCATION AWAY FROM THE HUSTLE & BUSTLE *** Located at the nexus of the Texas State Capitol & the new Texas Mall, the traditional Central Business District, The University of Texas at Austin, the new Medical District & one of Austin's most beloved neighborhoods, Judge's Hill. This coveted locale offers residents an unparalleled lifestyle, seamlessly blending cultural richness, culinary delights, and entertainment vibrancy *** VIEWS OF HILL COUNTRY & UT ***

Breathtaking views of the Texas Hill Country as well as UT campus & tower. Enjoy sunsets year round *** INTERIOR FEATURES *** Step inside to discover an open-concept layout filled w/ natural light, premium finishes throughout, and a sleek chef's kitchen featuring integrated Bosch appliances, Silestone countertops, and custom cabinetry. The expansive living area flows effortlessly to a private balcony, perfect for morning coffee or evening cocktails. The spacious primary suite offers a spa-inspired bathroom w/ a double vanity, soaking tub, walk-in shower, and generous walk-in closet. Additional highlights include hardwood floors, floor-to-ceiling



windows, compact parking, and an option to purchase additional storage. *** FIRST-CLASS AMENITIES *** Elevated amenities on 10th floor include a 65â€™-long lap pool, cold plunge pool & sauna, private dining & conference room, ownerâ€™s lounge, outdoor cooking & dog park *** INCENTIVES FOR A LIMITED TIME *** Seller will pay title policy if cash or loan w/ preferred lender. Offering a RATE BUY DOWN (4.875%) on a limited number of residences for a limited time. Rates are subject to change. We look forward to welcoming you home to The Linden!

Built in 2024

Essential Information

MLS® #	2388381
Price	\$2,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,583
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	313 W 17th Street 2204
Area	DT
Subdivision	The Linden Residences
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
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Utilities	Electricity Available, Natural Gas Available, Water Available
Features	Barbecue, Business Center, Bar/Lounge, Concierge, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Kitchen Facilities, Pet Amenities, Package Service, Property Manager On-Site, Pool, Sauna, Storage Facilities
Parking	Assigned, Covered
Garage Spaces	2
View	City, Hills, Panoramic
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Range, Built-In Refrigerator, Cooktop, Microwave, Oven
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	City Lot
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

Additional Information

Date Listed	October 3rd, 2025
Days on Market	49

Listing Details

Listing Office	DEN Property Group
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