

\$1,950,000 - 313 W 17th Street 1807, Austin

MLS® #7165704

\$1,950,000

3 Bedroom, 3.00 Bathroom, 1,930 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® #	7165704
Price	\$1,950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,930
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	313 W 17th Street 1807
Area	DT
Subdivision	The Linden Residences
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
-----------	-----------

Utilities	See Remarks
Features	Barbecue, Business Center, Bar/Lounge, Concierge, Community Mailbox, Conference/Meeting Room, Dog Park, Fitness Center, Kitchen Facilities, Pet Amenities, Pool, Sauna, Storage Facilities, See Remarks
Parking	Assigned, Community Structure, Covered
Garage Spaces	2
View	City, Panoramic
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Range, Built-In Refrigerator, Dishwasher, See Remarks
Heating	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	None
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
----------------	--------------------

Property Listed by: DEN Property Group Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of November 21st, 2025 at 7:48am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes

their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 21st, 2025 at 7:48am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.