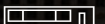




THE **MODERN**
AUSTIN RESIDENCES

PENTHOUSE
COLLECTION

BY URBANSPACE



THE MODERN AUSTIN RESIDENCES
PENTHOUSE COLLECTION

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AN UNMATCHED DOWNTOWN EXPERIENCE

The Modern Austin Residences Penthouse Collection redefines luxury living with exceptional design that seamlessly integrates space, light, and style. Wrapped in floor-to-ceiling glass on three sides — an exclusive feature of our penthouses — these homes offer unobstructed, panoramic views of the Austin skyline.

PENTHOUSE No. 5502

This exceptional penthouse redefines luxury living with a design that seamlessly integrates space, light, and style. Wrapped in floor-to-ceiling glass on three sides — an exclusive feature of The Modern's penthouses — it offers unobstructed, panoramic views of Austin's skyline, UT Tower, the Texas State Capitol and Lady Bird Lake. Featuring 13' ceilings throughout the living and dining spaces, the open layout effortlessly flows from the living area to the dining and kitchen spaces. A dramatic double-height entry leads you to the second floor entertaining space, complete with a nearly 3,000 square foot covered terrace, featuring an outdoor kitchen, fire table, and hot tub — the ultimate outdoor sanctuary.



PH55N FLOOR PLAN, LEVEL 55

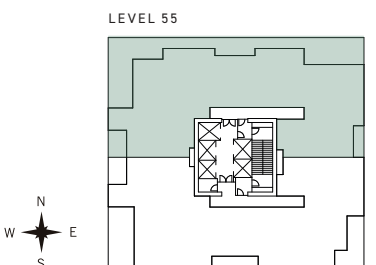


4 BED, 5.5 BATH, 2 LIVING, STUDY, FLEX SPACE | 10,529 TOTAL SQ FT [INTERIOR: 6,236 SQ FT | BALCONY: 4,293 SQ FT]

FLOOR 1



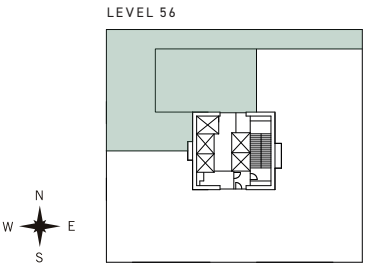
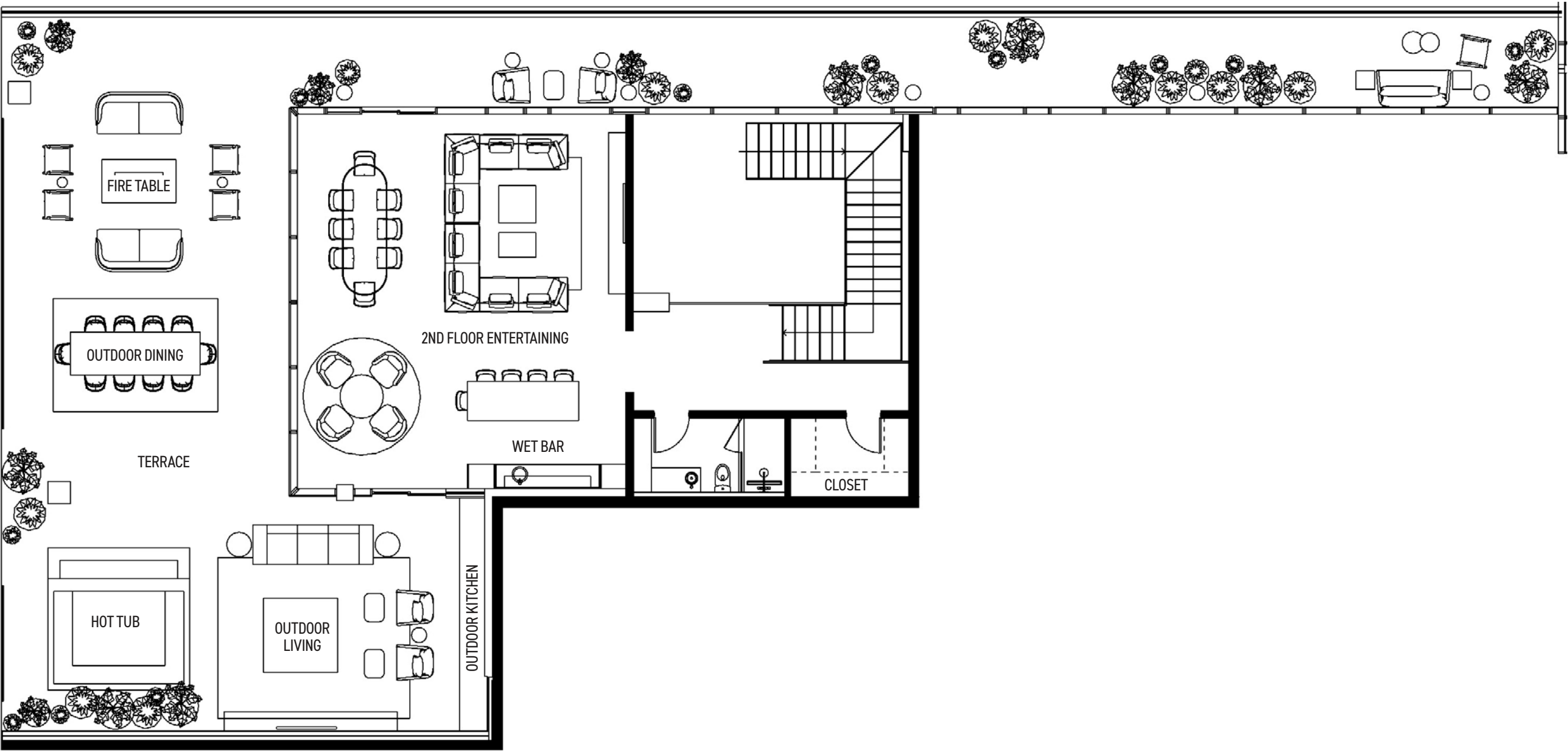
Floor plans are not to scale, dimensions are approximate, and may vary from the description of the unit in the condominium declaration and the purchase contract. Floor plans may be attached to the purchase contract as representative of the unit, but will not be construed as a description of the unit for conveyance or contract purposes. Floor plans, including room layouts and the configuration and location of appliances, cabinets, closets, plumbing facilities, and other improvements shown within the unit are subject to change. Please review the condominium declaration and purchase contract for a description of how the units are measured. You should review the actual materials prior to making any finish or upgrade selections.



PH55N FLOOR PLAN, LEVEL 55

4 BED, 5.5 BATH, 2 LIVING, STUDY, FLEX SPACE | 10,529 TOTAL SQ FT [INTERIOR: 6,236 SQ FT | BALCONY: 4,293 SQ FT]

FLOOR 2



STATE OF THE ART KITCHEN

Sophistication at its finest. This collection of materials exudes luxury in its subtly and restraint. Taj Mahal Quartzite countertops are the central feature of the space set against natural white oak cabinetry, custom stained a medium toned grey. Illuminated open shelving, and signature display cabinetry provide touches of ambient light that add layers and depth to the environment. The light oak wide plank flooring features board lengths of up to 12' long and serve to draw the eye through the residence to the views beyond. The kitchen and adjoining wet bar are outfitted with Wolf, Sub Zero appliances.



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
TAJ MAHAL QUARTZITE



FLOORING
LIGHT OAK



PLUMBING
BRUSHED NICKEL



MILLWORK
LIGHT OAK



CABINETRY
LIGHT OAK





SPA LIKE PRIMARY BATH

Perched among the clouds, this serene palette of finishes celebrate the beauty of natural stone. The large scale light stone tile cascades down the walls and across the floor setting a tone of refinement. The Sterling Silver quartzite countertop extends from the vanity to a wainscot ledge behind the expansive soaking tub and provides a subtle contrast against the light stone tile. Custom medicine cabinets provide an elegant solution for functional storage. Decorative sconces add a dramatic sculptural element- equally beautiful both on and off.



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
STERLING SILVER QUARTZITE



FLOOR AND WALL TILE
ICE GRAY HONED TILE



PLUMBING
BRUSHED NICKEL



MILLWORK
LIGHT OAK



SAIL DOOR
BRONZE



TIMELESS



SECONDARY BATHROOMS

Images provided for inspiration; not an exact representation of residence finishes.

MOODY



POWDER BATHROOM

Images provided for inspiration; not an exact representation of residence finishes.



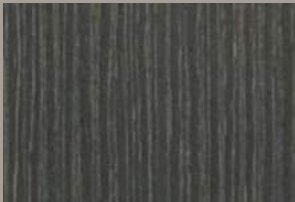
COUNTERTOP
SEA PEARL QUARTZITE



FLOORING
TUNDRA GREY NATURAL
STONE TILE



PLUMBING
BRUSHED NICKEL



MILLWORK
DARK OAK



WALL TILE
FEZ WHITE GLOSS



COUNTERTOP
BLUE LUCE QUARTZITE



FLOORING
LIGHT OAK



PLUMBING
BRUSHED NICKEL



MILLWORK
DARK OAK



Images provided for inspiration, not an exact representation of residence finishes.

LAVISH UPPER LEVEL FOR ENTERTAINING

A space designed for entertaining, this upper level features an expansive private outdoor space in downtown Austin. The artistry of nature is on full display with the introduction of Blue Luce quartzite countertops, wide plank light oak flooring, and top of the line brushed nickel plumbing fixtures. The hand blown glass light fixture over the bar adds the finishing touch with an original aesthetic and strong expressive value. The wet bar features Sub-Zero appliances including a full-height wine fridge, refrigerator and freezer drawers with ice maker, dishwasher, and prep sink. The terrace features an oversized Divinci spa, kitchen, living space, and fire table.



COUNTERTOP
BLUE LUCE QUARTZITE



FLOORING
LIGHT OAK



PLUMBING
BRUSHED NICKEL



MILLWORK
LIGHT OAK



SAIL DOOR
BRONZE







DAVINCI SPA HOT TUB

A



Images provided for inspiration; planters not included with hot tub.

CUSTOM SLATTED WOOD COVER

This custom slatted wood cover facilitates quicker hot tub heating while ensuring it remains resilient against wind. The cover can be rolled effortlessly to stow away when not in use.



FIRE TABLE

B

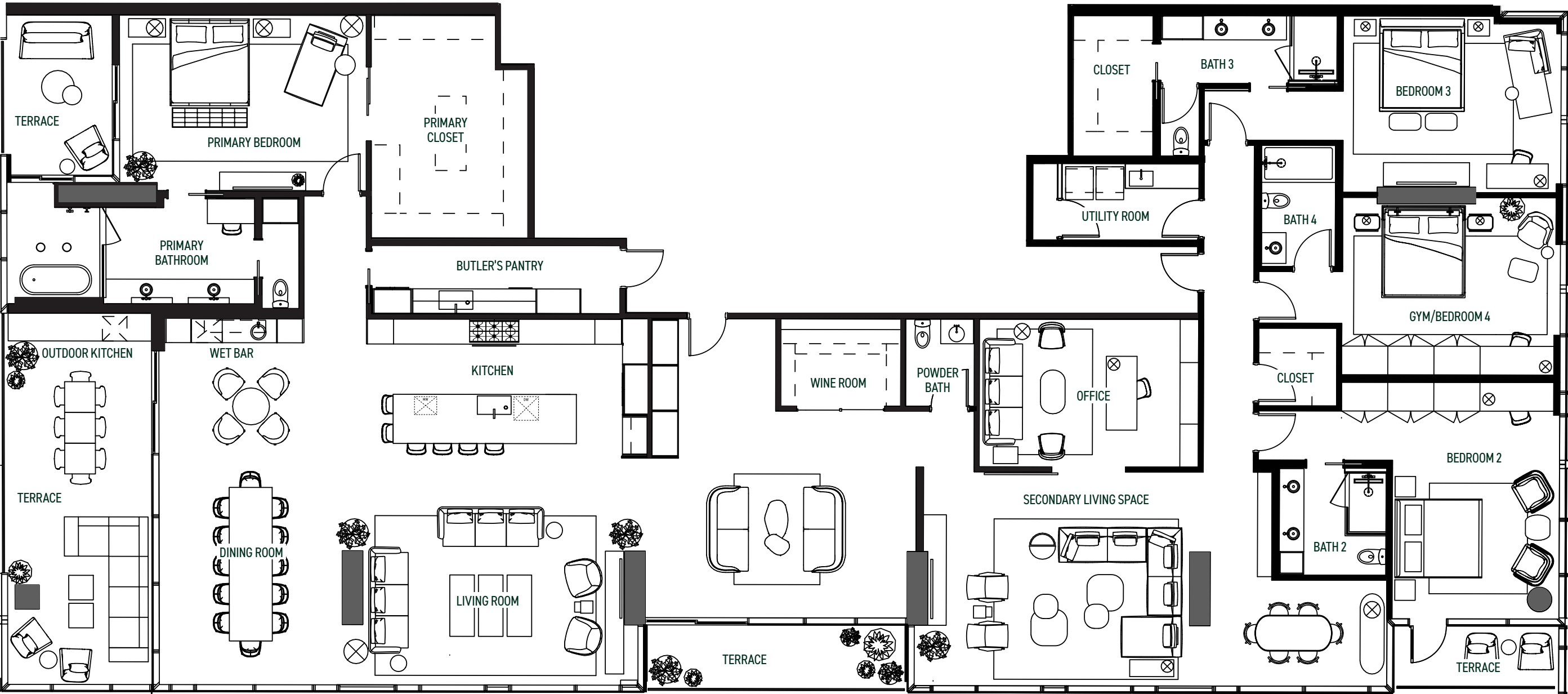


PENTHOUSE No. 5401

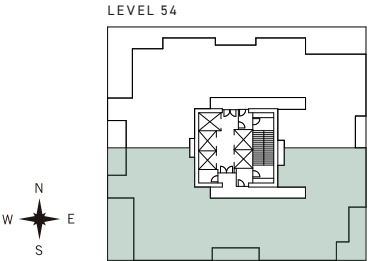


SUB-PHS FLOOR PLAN, LEVEL 54

4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,032 TOTAL SQ FT [INTERIOR: 5,334 SQ FT | BALCONY: 698 SQ FT]



Floor plans are not to scale, dimensions are approximate, and may vary from the description of the unit in the condominium declaration and the purchase contract. Floor plans may be attached to the purchase contract as representative of the unit, but will not be construed as a description of the unit for conveyance or contract purposes. Floor plans, including room layouts and the configuration and location of appliances, cabinets, closets, plumbing facilities, and other improvements shown within the unit are subject to change. Please review the condominium declaration and purchase contract for a description of how the units are measured. You should review the actual materials prior to making any finish or upgrade selections.





KITCHEN



COUNTERTOP
VICTORIA LEATHERED



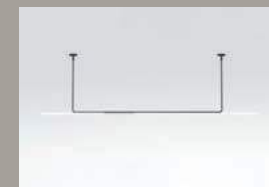
FLOORING
LIGHT OAK



PLUMBING
MATTE BLACK



CABINETRY
DARK OAK



LIGHT FIXTURE
MARSET AMBROSIA 315



COUNTERTOP
SEPHORA QUARTZITE



FLOOR + WALL TILE
LOVINA GREY MARBLE



PLUMBING
MATTE BLACK



CABINETRY + MILLWORK
DARK OAK



LIGHT FIXTURE
DOT LINE WALL | LAMBERT ET FILS

PRIMARY BATH

SECONDARY BATHS



Images provided for inspiration; not an exact representation of residence finishes.

POWDER BATH



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
ACQUA BELLA QUARTZITE



FLOORING
OCEAN GREY LIMESTONE



PLUMBING
MATTE BLACK



MILLWORK
DARK OAK



WALL TILE
CHELSEA DARK GRAY



COUNTERTOP
APUAN FANTASTICO MARBLE



FLOORING
LIGHT OAK



PLUMBING
MATTE BLACK



MILLWORK
DARK OAK



LIGHT FIXTURE
MODULO WALL | CTO
LIGHTING

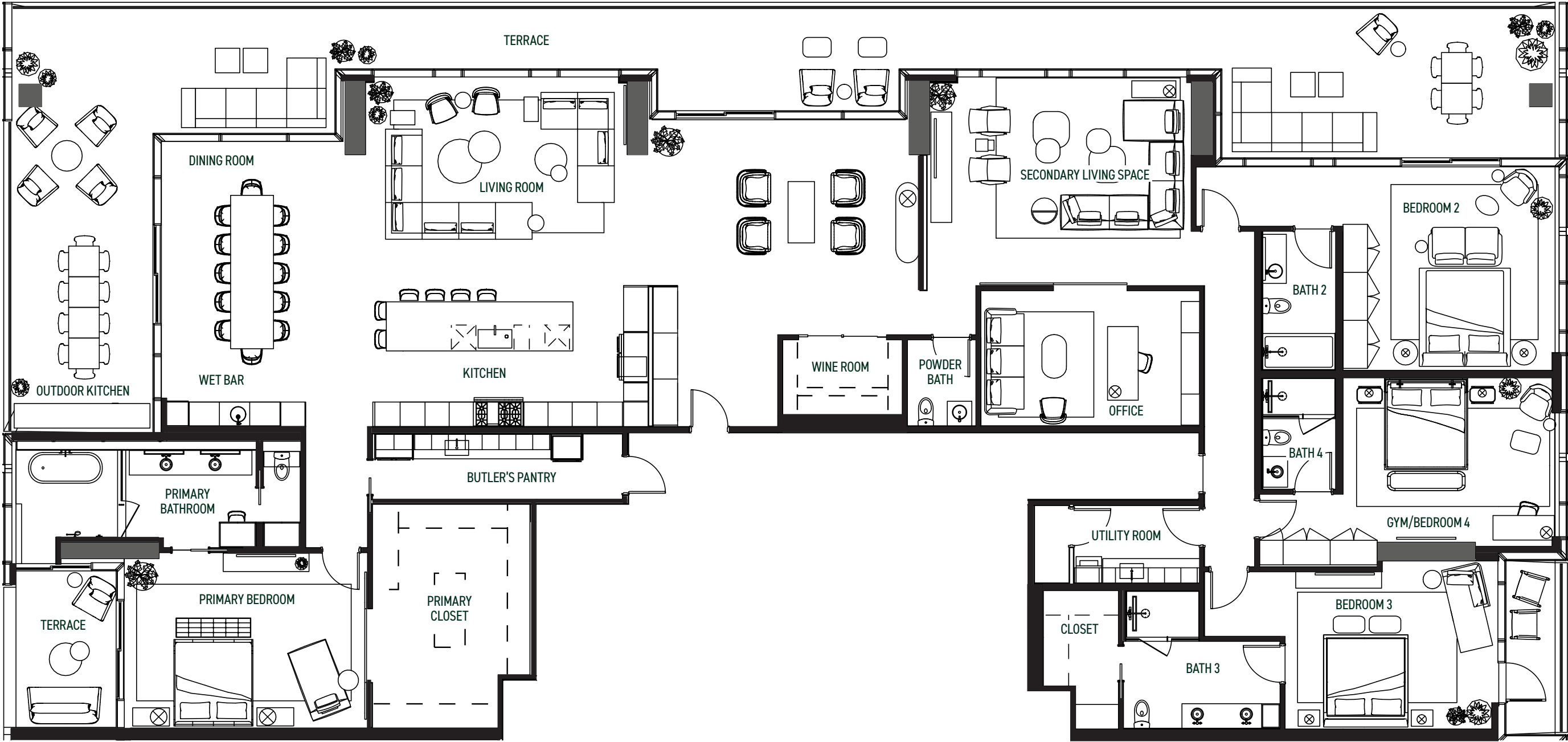
PENTHOUSE
No. 5402



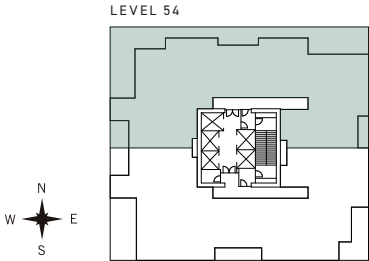
Images provided for inspiration; not an exact representation of residence finishes.

SUB-PHN FLOOR PLAN, LEVEL 54

4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,587 TOTAL SQ FT [INTERIOR: 4,979 SQ FT | BALCONY: 1,608 SQ FT]



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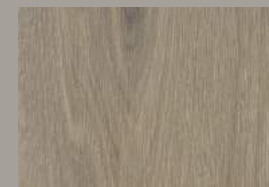




KITCHEN



COUNTERTOP
LAVEZZI QUARTZITE



FLOORING
LIGHT OAK



PLUMBING
UNLACQUERED BRASS



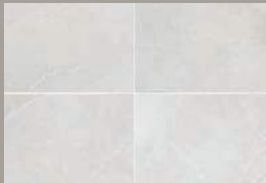
CABINTRY + MILLWORK
LIGHT OAK



LIGHT FIXTURE
TREVI MULTI-6 | CTO LIGHTING



COUNTERTOP
ACQUA GUCCI QUARTZITE



FLOOR TILE
BOTTICINO TURKISH MARBLE



WALL TILE
JUNIPER MATTE



PLUMBING
UNLACQUERED BRASS



CABINETRY + MILLWORK
LIGHT OAK



LIGHT FIXTURE
LIGHT ME TENDER | DCWÉDITIONS

PRIMARY BATH

SECONDARY
BATHS



Images provided for inspiration; not an exact representation of residence finishes.

POWDER BATH



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
DENALI



FLOORING
TUNDRA GREY MARBLE



PLUMBING
UNLACQUERED BRASS



CABINETRY
LIGHT OAK



WALL TILE
BORGO WHITE
STACKED BRICK



COUNTERTOP
MYSTIC BLUE



FLOORING
LIGHT OAK



PLUMBING
UNLACQUERED BRASS



MILLWORK
LIGHT WOOD

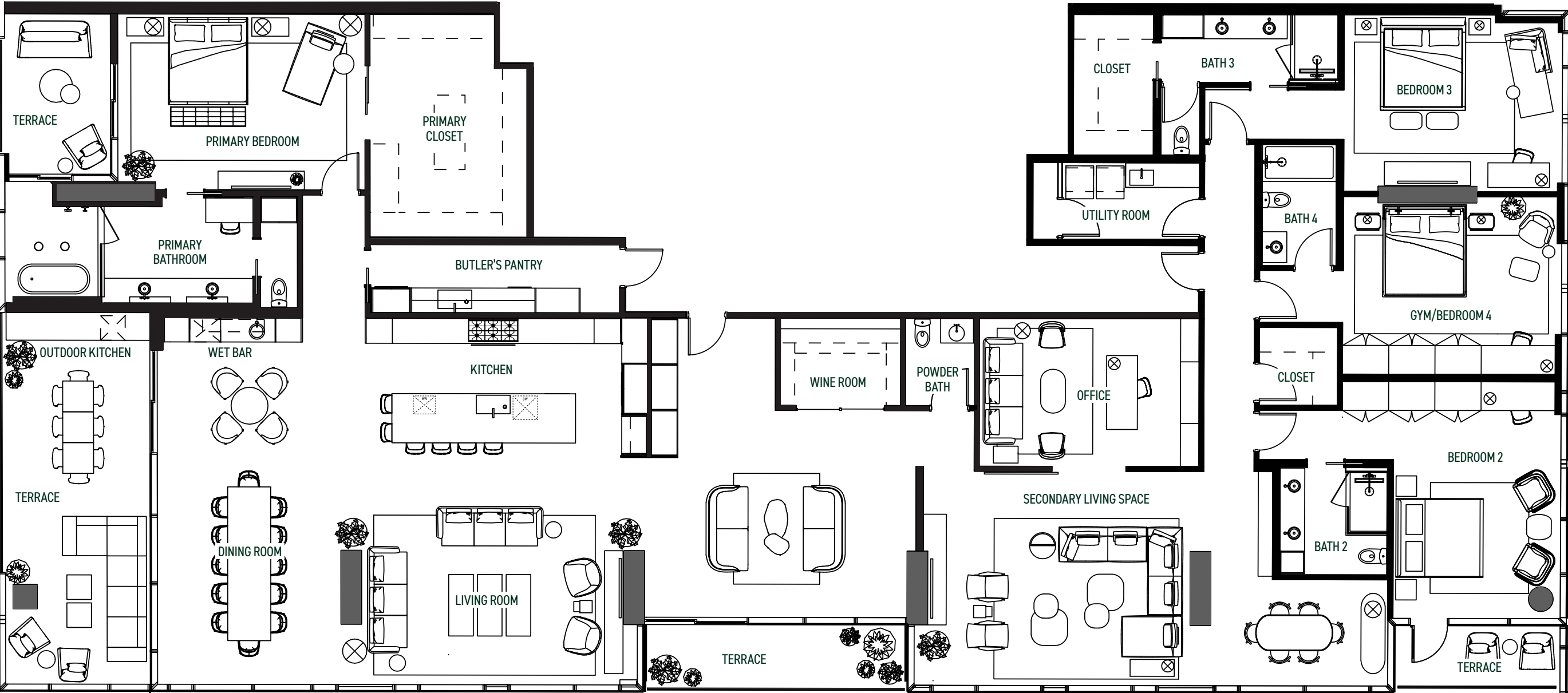
PENTHOUSE
No. 5301



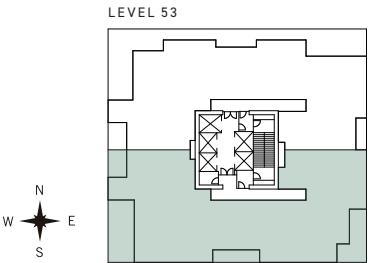
Images provided for inspiration; not an exact representation of residence finishes.

SUB-PHS FLOOR PLAN, LEVEL 53

4 BED, 5.5 BATH, 2 LIVING, STUDY | 6,032 TOTAL SQ FT [INTERIOR: 5,334 SQ FT | BALCONY: 698 SQ FT]



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KITCHEN



COUNTERTOP
BEVERLY BLUE QUARTZITE



FLOORING
DARK OAK



PLUMBING
BRUSHED NICKEL



CABINETRY + MILLWORK
LIGHT OAK



LIGHT FIXTURE
IHANA | MARSET



COUNTERTOP
TAJ MAHAL LEATHERED



FLOOR TILE
CARRIBEAN GREY



WALL TILE
FEZ WARM MATTE



PLUMBING
BRUSHED NICKEL



CABINTRY + MILLWORK
LIGHT OAK



LIGHT FIXTURE
CIELO WALL | CTO LIGHTING

PRIMARY BATH

SECONDARY
BATHS



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
ESSENTIAL GREY



FLOORING
TUNDRA GREY



PLUMBING
BRUSHED NICKEL



MILLWORK
DARK OAK



WALL TILE
WHITE PORCELAIN

POWDER BATH



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
CHERRY BLOSSOM



FLOORING
LIGHT OAK



PLUMBING
BRUSHED NICKEL



MILLWORK
DARK OAK

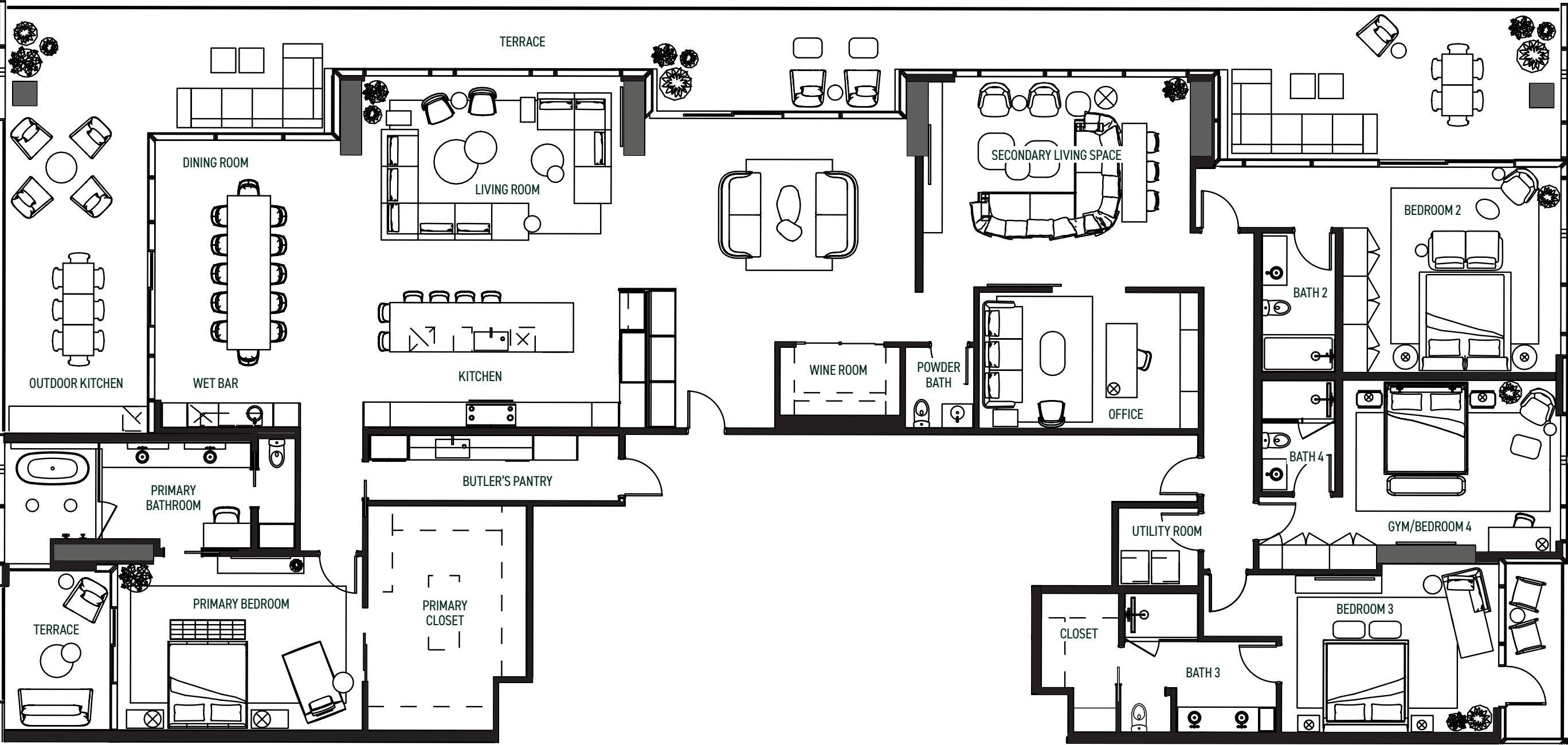
PENTHOUSE
No. 5302



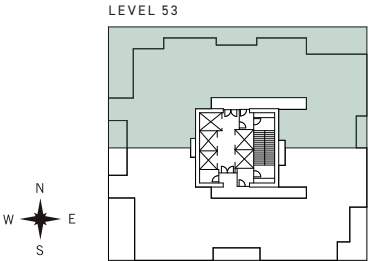
Images provided for inspiration; not an exact representation of residence finishes.

SUB-PHN.1 FLOOR PLAN, LEVEL 53

4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,535 TOTAL SQ FT [INTERIOR: 4,927 SQ FT | BALCONY: 1,608 SQ FT]



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KITCHEN



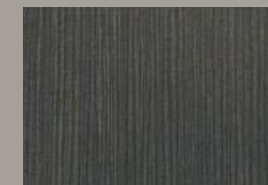
COUNTERTOP
PEARL FIRST CHOICE WHITE



FLOORING
DARK OAK



PLUMBING
MATTE BLACK



CABINETRY + MILLWORK
DARK OAK



LIGHT FIXTURE
LAURENT 14 | LAMBERT ET FILS



COUNTERTOP
BEVERLY BLUE QUARTZITE



FLOOR TILE
GULF STREAM MARBLE



WALL TILE
ST. TROPEZ GRIS | ROCA TILE



PLUMBING
MATTE BLACK



CABINETRY + MILLWORK
DARK OAK



LIGHT FIXTURE
TRISEL AP | OLEV

PRIMARY BATH

SECONDARY
BATHS



Images provided for inspiration; not an exact representation of residence finishes.

POWDER BATH



Images provided for inspiration; not an exact representation of residence finishes.



COUNTERTOP
MARBLE APUAN FANTASTICO



FLOORING
LOVINA GREY MARBLE



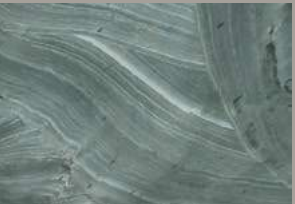
PLUMBING
MATTE BLACK



MILLWORK
DARK OAK



WALL TILE
CONCERTO PEARL



COUNTERTOP
MAESTRO



FLOORING
DARK OAK



PLUMBING
MATTE BLACK



MILLWORK
DARK OAK

ADDITIONAL PENTHOUSE FEATURES

Each residence in the Penthouse Collection shares a commitment to exquisite craftsmanship and sophisticated design. A suite of professional-grade appliances from **Wolf, Sub-Zero, and Bosch** ensure seamless performance in the kitchens, butler’s pantries, and laundry rooms. The transitions between spaces are defined by stunning **Rimadesio glass doors**, creating an open yet elegant flow, while custom closets by **Molteni & C** provide a luxurious foundation for organizing and displaying a curated lifestyle.

PRIORITY PENTHOUSE ELEVATOR SERVICE

A PRIVATE ELEVATOR JOURNEY, **EVERY TIME.**

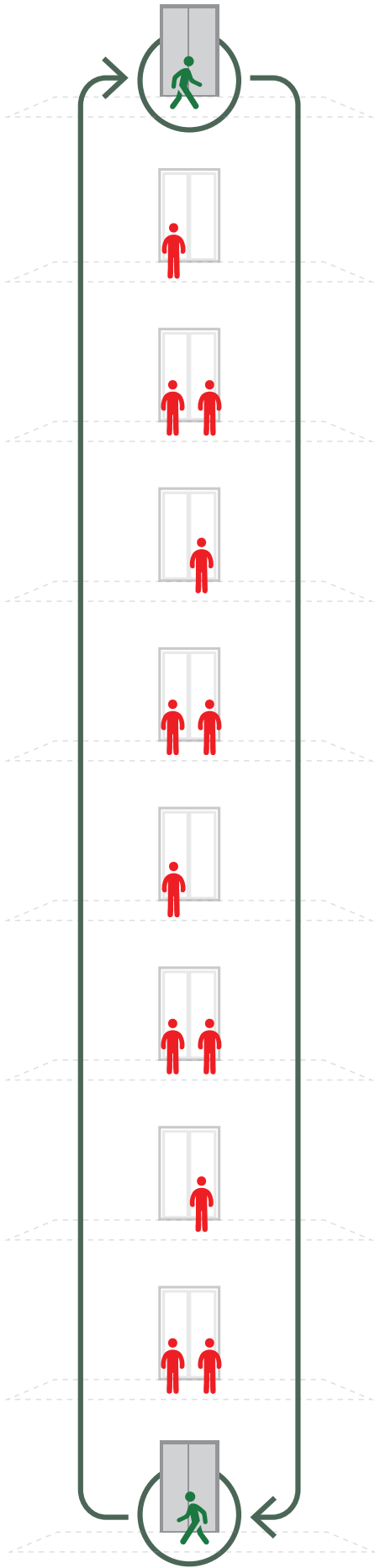
As a discerning resident, your time is invaluable. The Modern has 5 elevators which utilize an advanced destination dispatch system from Otis® designed for maximum efficiency, with a **specialized VIP Mode for Penthouse owners.**

YOUR **EXCLUSIVE VIP MODE BENEFITS:**

- **PRIORITY ACCESS AT YOUR FINGERTIPS:**
Your personal elevator security pass offers priority access to an elevator car reserved solely for you.
- **UNINTERRUPTED EXPRESS RIDES:**
Enjoy a non-stop trip directly to your chosen floor — the elevator will not stop for general residents.
- **AMONG THE FASTEST ELEVATORS IN AUSTIN:**
With a velocity of 1,200 ft/minute, your ride time from the lobby to your penthouse is approximately 40 seconds.



*Format / design of destination dispatch may differ from artist's rendering shown above.



APPLIANCES

KITCHEN



SUB-ZERO
48" PRO Refrigerator/Freezer,
Stainless Steel



WOLF
48" Gas Range - 6 Burners
+ Infrared Griddle



WOLF
24" Transitional Drawer Microwave
Primary Kitchen



SUB-ZERO
36" Classic French Door Refrigerator/
Freezer with Internal Dispenser



WOLF
30" M Series Professional
Speed Oven



BOSCH
800 Series 24" ADA Compliant
Dishwasher (Panel Ready)



WOLF
30" Warming Drawers +
Stainless Steel Panel



KOHLER
Crue® Pull-Down
Faucet
*Finish Varies



KALLISTA
ONE™ by Kallista
Pull-Down Kitchen Faucet
*Finish Varies

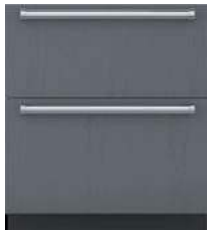


BOSCH
800 Series 24" ADA Compliant
Dishwasher - Panel Ready

WET BAR



KALLISTA
ONE™ by Kallista
Single-Control Sink Faucet
*Finish Varies



SUB-ZERO
30" Designer Refrigerator/
Freezer Drawer with Ice Maker,
Panel Ready



SUB-ZERO
24" Full-Height Designer
Wine Fridge,
Panel Ready

BUTLER'S PANTRY

WASHER/DRYER

LAUNDRY ROOM APPLIANCE UPGRADE



OPTIONAL APPLIANCE UPGRADE
Stacked Washer / Dryer



ELECTI-CHEF
Ruby 32" Countertop 5280 Watt
Electric Grill With Single Digital
Temperature Control - Flameless
Electric Grill



SUB-ZERO
24" Outdoor
Undercounter Refrigerator
+ Stainless Steel Panel

OUTDOOR APPLIANCES

LEVEL 55 EXCLUSIVE APPLIANCES

UPPER LEVEL WET BAR



KALLISTA
ONE™ by Kallista
Single-Control Sink Faucet
*Finish Varies



SUB-ZERO
30" Designer Refrigerator/
Freezer Drawer with Ice Maker,
Panel Ready



SUB-ZERO
24" Full-Height Designer
Wine Fridge,
Panel Ready

UPPER LEVEL OUTDOOR APPLIANCES



WOLF
36" Outdoor Gas Grill,
Stainless Steel



WOLF
36" Outdoor Pro
Wall Hood



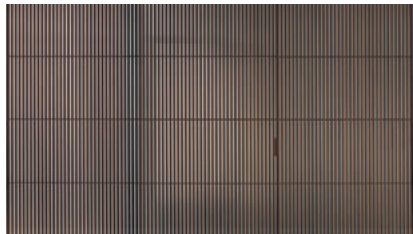
SUB-ZERO
24" Outdoor
Undercounter Refrigerator
+ Stainless Steel Panel





VELARIA
PIOMBO GRAFIATO +
RIBBED GLASS,
TRANSLUCENT

FEATURED IN
#5301 | SUB-PHS
#5402 | SUB-PHN



SAIL
WALNUT +
REFLECTIVE GLASS

FEATURED IN
#5401 | SUB-PHS
#5502 | PH55N

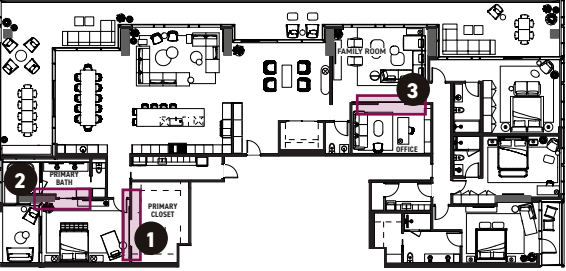


MAXI
NERO +
RIBBED GLASS,
TRANSLUCENT

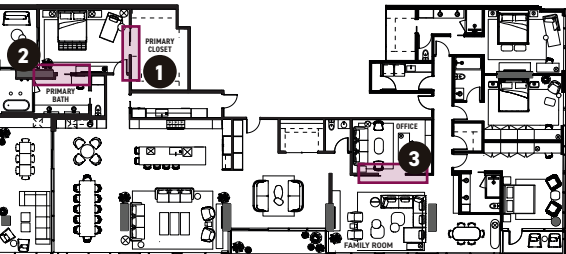
FEATURED IN
#5302 | SUB-PHN

SUB-PHN & SUB-PHN.1

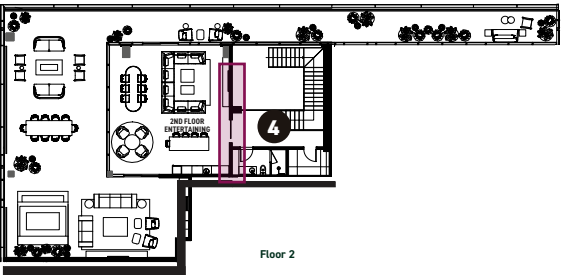
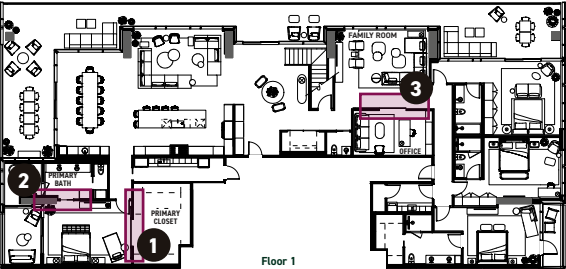
*SUB-PHN FLOOR PLAN SHOWN



SUB-PHS



PH55N



- 1 PRIMARY BEDROOM**
The transition between your primary bedroom and your walk-in closet.
- 2 PRIMARY BATH**
The transition between your primary bedroom and your primary bath.
- 3 OFFICE**
This door will slide to enclose the office but also close off the secondary living space from the rest of the residence.
- 4 2ND FLOOR ENTERTAINING**
Enclose the 2nd floor entertaining room. 55 Only.



A WELL-APPOINTED WARDROBE



Custom-designed by Urbanspace and meticulously crafted by Molteni & C, the closets in The Modern's penthouse residences* bring Italian design to the heart of Austin. These systems are a seamless blend of functionality and aesthetics. Thoughtfully designed shelving, flexible storage solutions, and luxurious finishes maximize space while elevating the art of organization. With color palettes curated to complement the residence interiors, these wardrobes transform everyday dressing into a refined experience—where beauty and practicality coexist effortlessly.

**For penthouse residences on level 54, closets are provided as white box ready for customization.*

EXQUISITELY CRAFTED AMENITY SPACES



Designed to complement a lifestyle of sophistication and ease, the amenities at The Modern Austin Residences redefine urban luxury. Spanning three levels and totaling **19,000 square feet**, these thoughtfully-curated spaces offer everything from serene wellness retreats to elevated social settings. A **state-of-the-art fitness center** with dedicated yoga and Pilates studios provides an invigorating start to the day, while the 35th-floor speakeasy and multiple private dining and entertainment lounges set the stage for unforgettable evenings. Outdoors, a **25-meter pool and spa**, semi-private grilling and dining spaces, and a dog-friendly area create a seamless connection to Austin's skyline and natural surroundings. Whether unwinding, entertaining, or staying active, every space is meticulously designed to enhance daily life with beauty and purpose.







PRIVATE RESIDENTIAL AMENITIES AND SERVICES

FITNESS CENTER

- LEADING-EDGE FITNESS EQUIPMENT
- FREE WEIGHTS
- ON-DEMAND VIRTUAL TRAINING SESSIONS
- GROUP FITNESS CLASSES
- PERSONAL TRAINING AREA
- HYDRATION STATION
- YOGA, BARRE, AND PILATES PRIVATE ROOM
- PILATES REFORMERS

OUTDOOR

- 25M SWIMMING POOL AND SPA
- EXTRA WIDE SUN LOUNGES
- OUTDOOR KITCHEN THAT INCLUDES A BEVERAGE CENTER AND GRILL
- THEATER AREA
- SEMI-PRIVATE ENTERTAINING AREAS
- PING PONG AND FOOSBALL TABLES
- FIREPLACE SEATING AREAS
- LOUNGE AND DINING AREAS ON LEVEL 16 + LEVEL 34

ENTERTAINING

- MULTIPLE PRIVATE DINING AREAS WITH SEPARATE ACCESS TO THE CATERING KITCHEN
- PRIVATE BOARDROOMS AND BUSINESS CENTER
- GUEST SUITES AVAILABLE EXCLUSIVELY FOR YOUR GUESTS
- MULTIPLE LOUNGES ON LEVEL 16 + LEVEL 34
- PRIVATE BONUS ROOM ON LEVEL 35
- SPACIOUS COWORKING AREAS
- MOVIE AREA

ADDITIONAL AMENITIES

- DOG PARK AND DOG WASH
- BIKE AND PADDLEBOARD STORAGE
- PERKS AT FIRST FLOOR HOSPITALITY CONCEPT
- 24-HOUR CONCEIRGE
- SECURE PACKAGE DELIVERY
- GARAGE PARKING



SURROUNDED BY THE BEST AUSTIN HAS TO OFFER

Located in the vibrant Rainey Street District, The Modern Austin Residences offers an elevated urban lifestyle in the heart of Austin. Surrounded by premier dining, eclectic nightlife, and serene outdoor spaces like Lady Bird Lake, this is where sophistication meets the city's dynamic energy.

Whether you're enjoying a leisurely stroll along the nearby Waller Creek Greenbelt, savoring world-class cuisine, or unwinding in one of the district's boutique lounges, every moment reflects the unparalleled convenience and vitality of this exceptional neighborhood.

PREMIER DINING

1. *EMMER AND RYE*
2. *TÓMALO*
3. *SUERTE*
4. *PERLA'S*
5. *RED ASH*
6. *PASTA|BAR*
7. *UCHIBĀ*
8. *MOONSHINE*
9. *CASA BIANCA*

ARTS & CULTURE

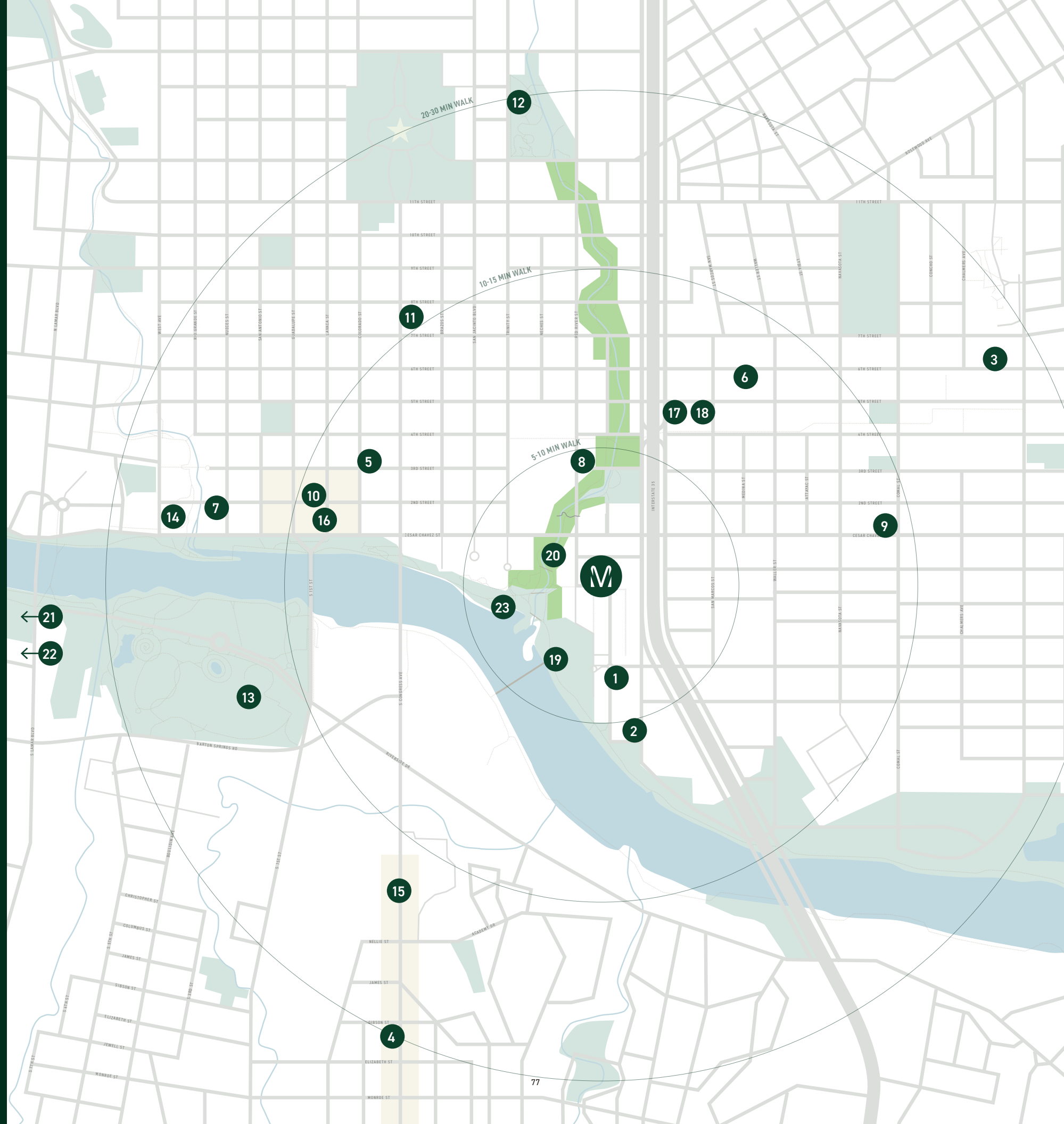
10. *ACL LIVE*
11. *PARAMOUNT*
12. *MOODY AMPHITHEATER*
13. *LONG CENTER*
14. *AUSTIN CENTRAL LIBRARY*

NOTABLE RETAIL

15. *SOUTH CONGRESS AVENUE*
16. *2ND STREET RETAIL DISTRICT*
17. *WHOLE FOODS (PLAZA SALTILLO)*
18. *TARGET (PLAZA SALTILLO)*

OUTDOOR LIFESTYLE

19. *LADY BIRD LAKE HIKE AND BIKE TRAIL*
20. *WATERLOO GREENWAY*
21. *ZILKER PARK*
22. *BARTON SPRINGS POOL*
23. *LAKE ACCESS - WALLER CREEK BOATHOUSE*





mod•ern

/ mädərn /

NOUN

- a person of modern times
- **a person whose views and tastes are modern**
- a person who embraces a departure from the traditional

ORIGIN



ADJECTIVE

- of or relating to present and recent time; not ancient or remote; contemporary; **not antiquated or obsolete**
- characteristic of contemporary styles of art, literature, music, etc., that **reject traditionally-accepted or sanctioned forms and emphasize individual experimentation and sensibility**



PENTHOUSE COLLECTION

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January 20, 2026 10:36 AM