

# THE MODERN

AUSTIN RESIDENCES

## PENTHOUSE COLLECTION

BY URBANSPACE

# THE MODERN AUSTIN RESIDENCES
# PENTHOUSE COLLECTION


**INTRODUCTION** 3
- GALLERY OF PENTHOUSE INTERIORS 4

**PENTHOUSE NO. 5502** 12
- PH55N FLOOR PLAN 13
- KITCHEN 14
- PRIMARY BATH 20
- SECONDARY BATHS 24
- UPPER LEVEL 26

**PENTHOUSE NO. 5402** 34
- SUB-PHN FLOOR PLAN 35
- KITCHEN 36
- BATHS 38

**PENTHOUSE NO. 5302** 42
- SUB-PHN.1 FLOOR PLAN 43
- KITCHEN 44
- BATHS 46

**ADDITIONAL PH FEATURES** 50
- PRIORITY ELEVATOR SERVICE 51
- APPLIANCES 52
- RIMADESIO DOORS 56
- CLOSETS BY MOLTENI & C 58

**AMENITIES AT THE MODERN** 60
- GALLERY OF AMENITIES 61
- LIST OF AMENITIES 66

**THE MODERN NEIGHBORHOOD** 68
- NEIGHBORHOOD LIFESTYLE GALLERY 69
- NEIGHBORHOOD MAP 75



WEST VIEW AT SUNSET




# 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.




















SCREEN TO SCREEN









# 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 feet covered terrace, featuring an outdoor kitchen, fire table, and hot tub — the ultimate outdoor sanctuary.

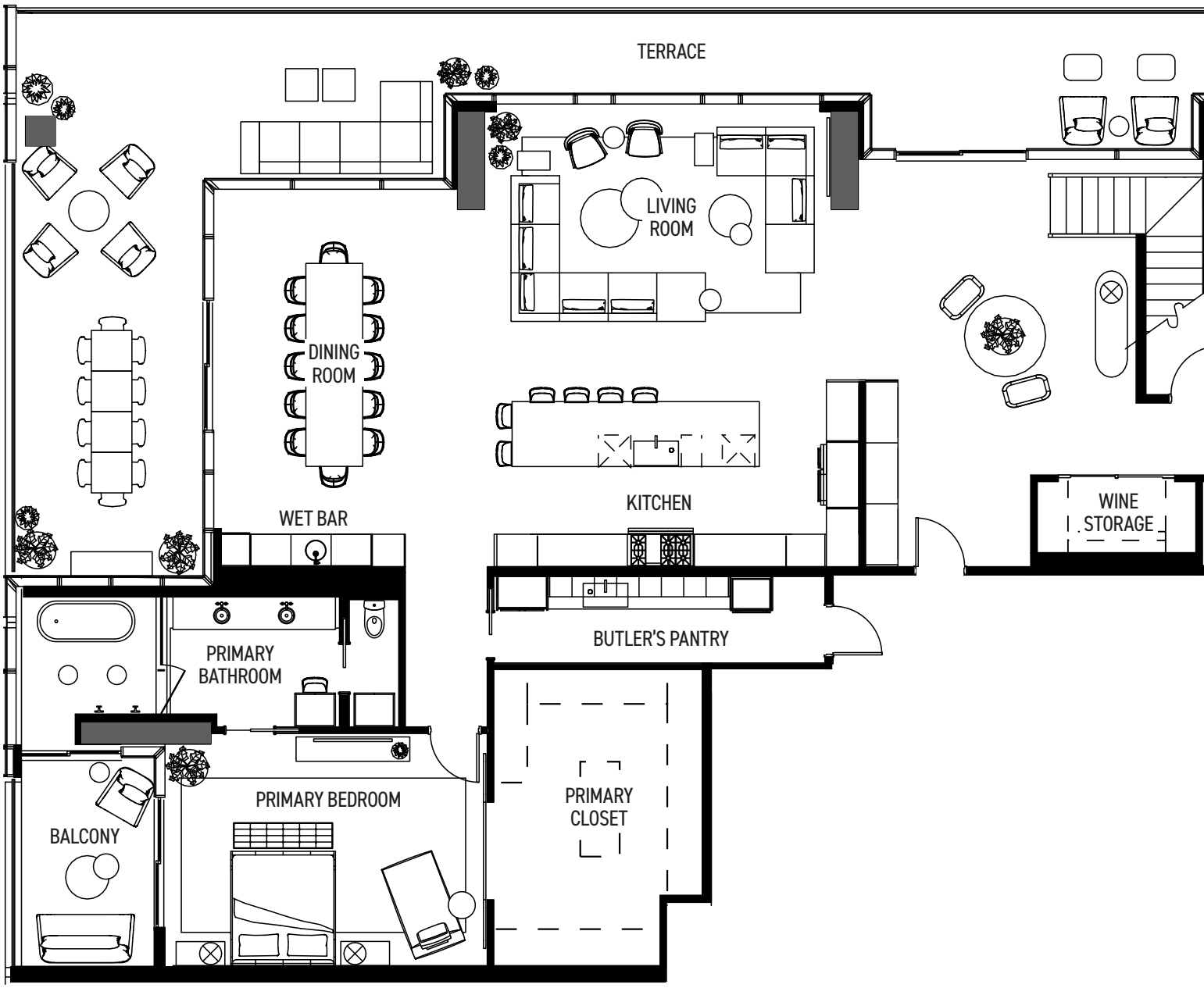
FOLD OPEN FOR FLOOR PLAN



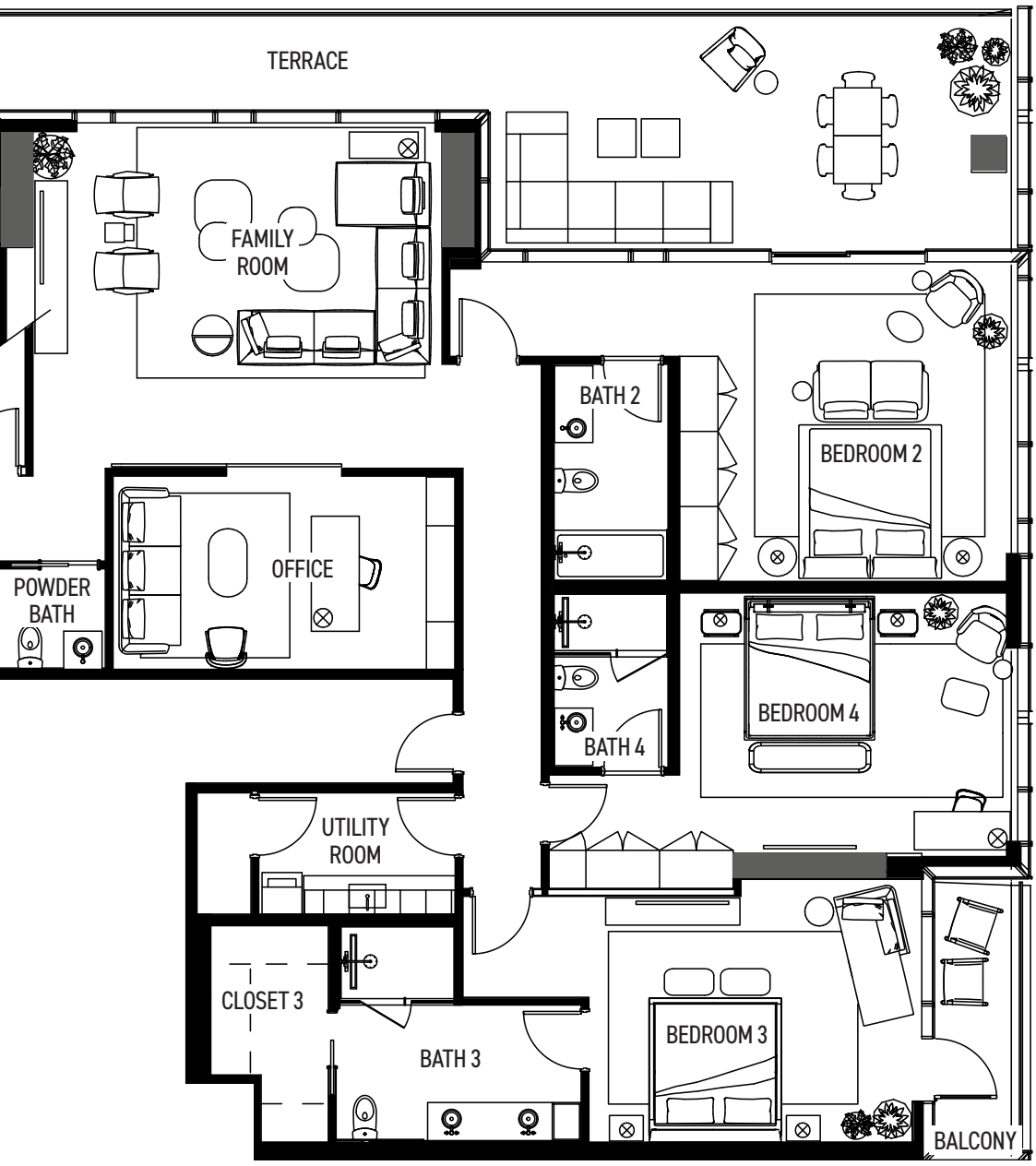
# PH55N FLOOR PLAN, LEVEL 55

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]

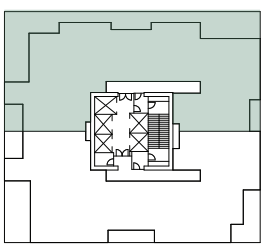
**FLOOR 1**




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TERRACE
FAMILY ROOM
BATH 2
BEDROOM 2
OFFICE
POWDER BATH
BEDROOM 4
BATH 4
UTILITY ROOM
CLOSET 3
BATH 3
BEDROOM 3
BALCONY

LEVEL 55

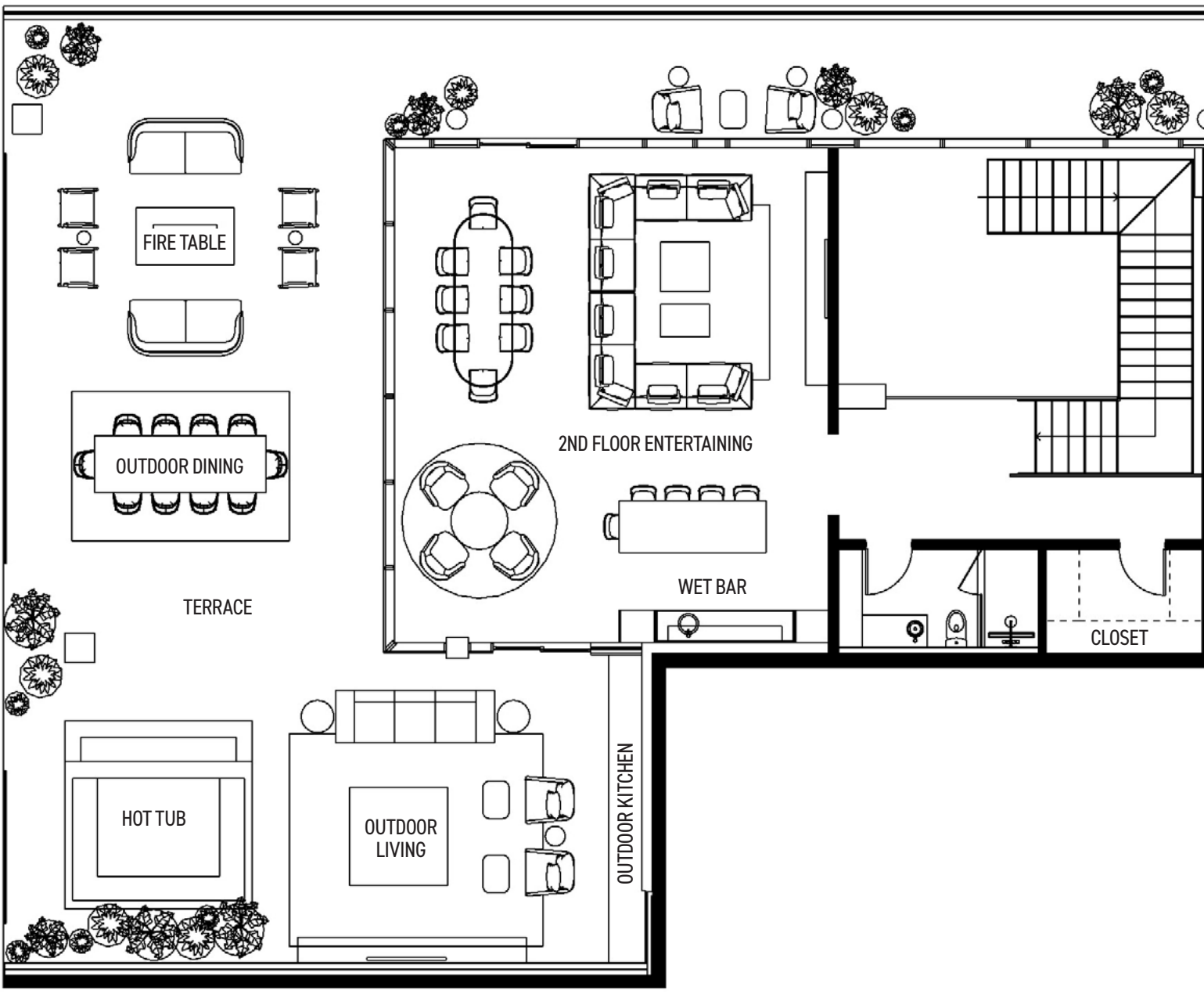



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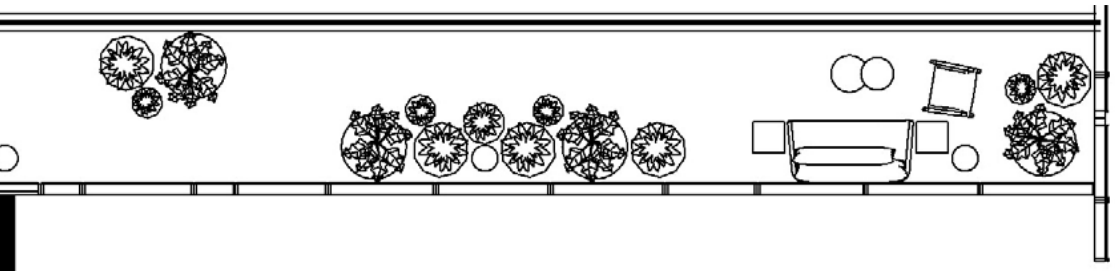
# PH55N FLOOR PLAN, LEVEL 56

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]

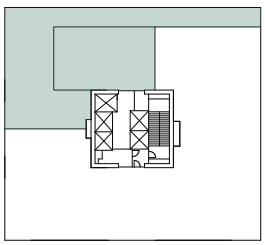
**FLOOR 2**




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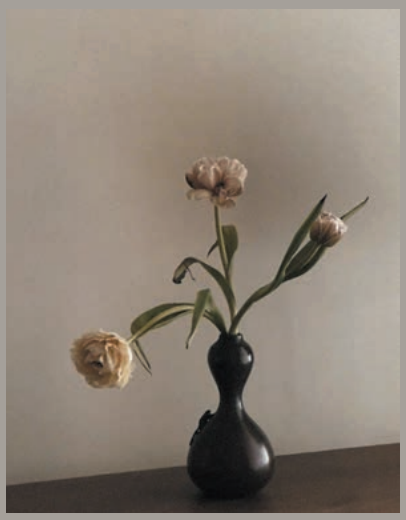
LEVEL 56



# 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.





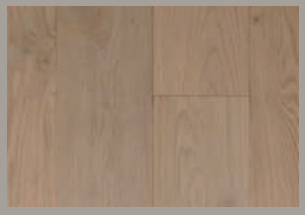




*Images provided for inspiration; not an exact representation of residence finishes.*



**COUNTERTOP**
TAJ MAHAL QUARTZITE



**FLOORING**
LIGHT OAK



**PLUMBING**
BRUSHED NICKEL



**MILLWORK**
LIGHT OAK



**CABINETRY**
LIGHT OAK







LOWER LEVEL TERRACE



# 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.





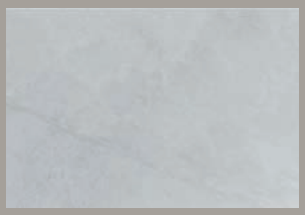




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**COUNTERTOP**
STERLING SILVER QUARTZITE



**FLOOR AND WALL TILE**
ICE GRAY HONED TILE



**PLUMBING**
BRUSHED NICKEL



**MILLWORK**
LIGHT OAK



**SAIL DOOR**
BRONZE




PRIMARY BATH



# TIMELESS







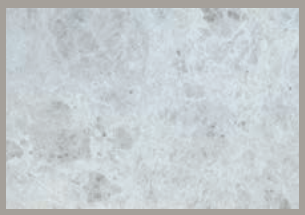
SECONDARY BATHROOMS



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**COUNTERTOP**
SEA PEARL QUARTZITE



**FLOORING**
TUNDRA GREY NATURAL STONE TILE



**PLUMBING**
BRUSHED NICKEL



**MILLWORK**
DARK OAK

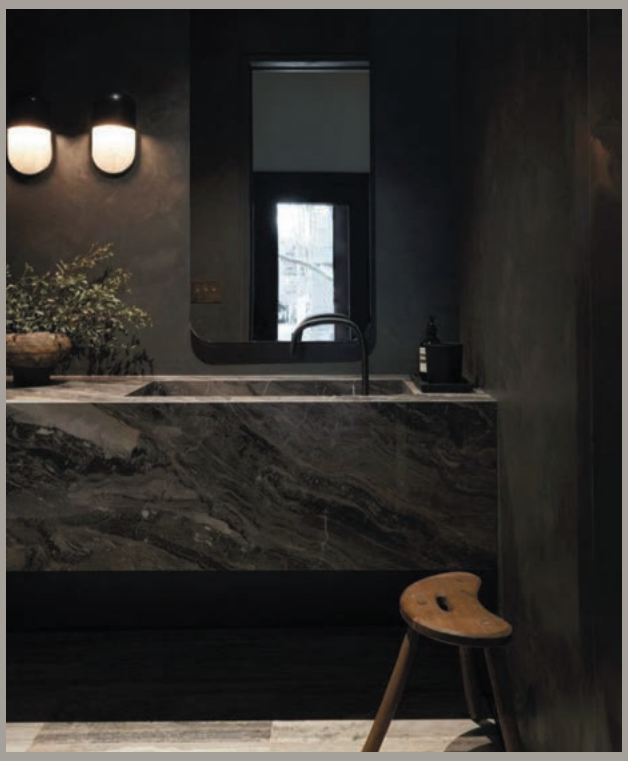


**WALL TILE**
FEZ WHITE GLOSS

# MOODY



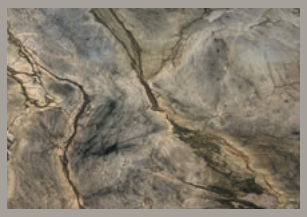




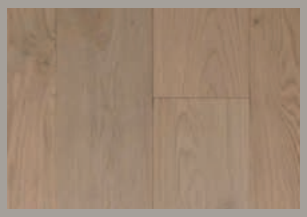


POWDER BATHROOM

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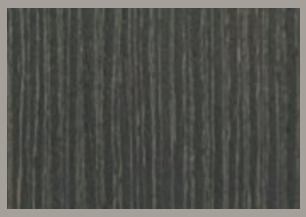
**COUNTERTOP**
BLUE LUCE QUARTZITE



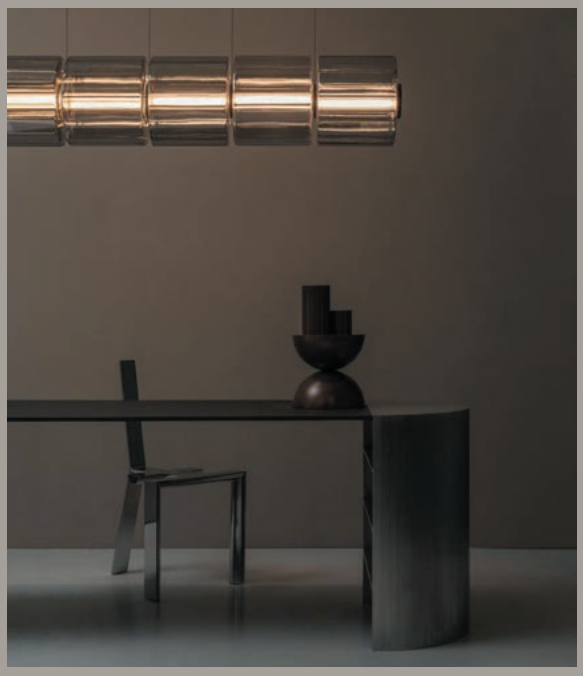
**FLOORING**
LIGHT OAK

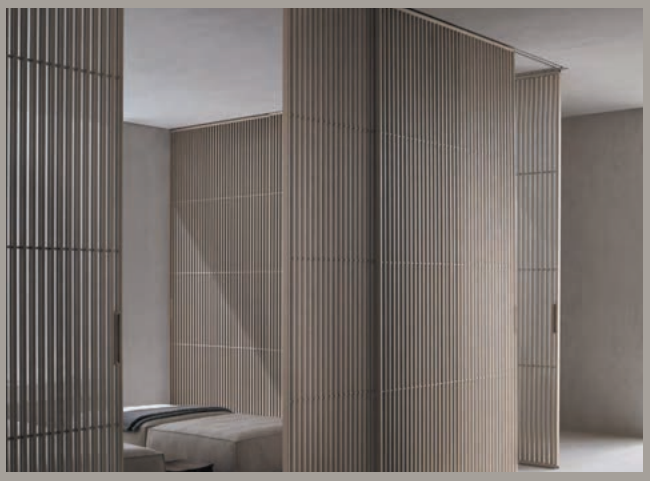


**PLUMBING**
BRUSHED NICKEL



**MILLWORK**
DARK OAK

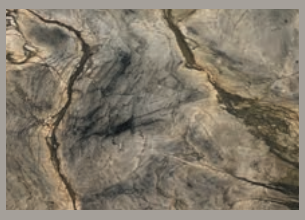




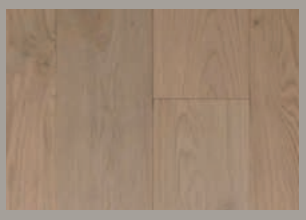




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**COUNTERTOP**
BLUE LUCE QUARTZITE



**FLOORING**
LIGHT OAK



**PLUMBING**
BRUSHED NICKEL



**MILLWORK**
LIGHT OAK



**SAIL DOOR**
BRONZE

# 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 DaVinci spa, kitchen, living space, and fire table.




ROBERT STILIN
NEW YORK



UPPER LEVEL TERRACE





UPPER LEVEL TERRACE



# DAVINCI SPA HOT TUB

A







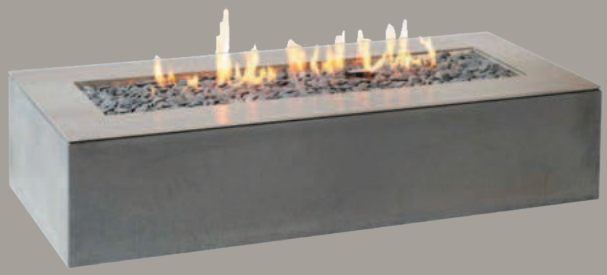
*Images provided for inspiration; planters not included with hot tub.*

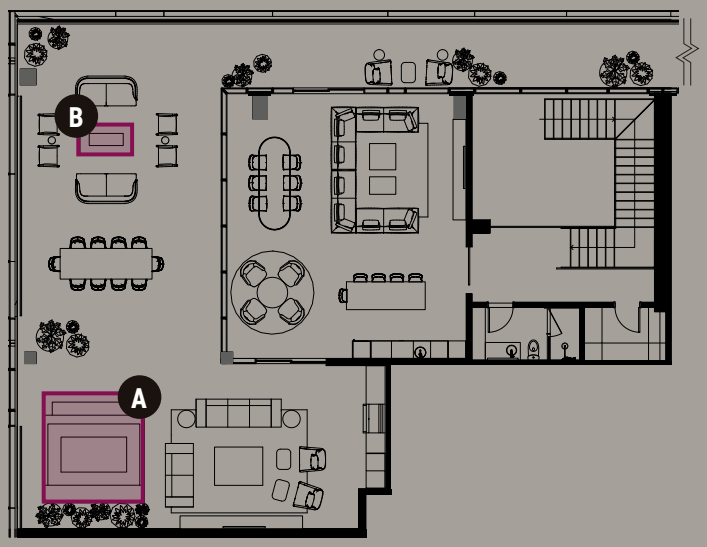


### CUSTOM SLATTED WOOD COVER

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. 5402





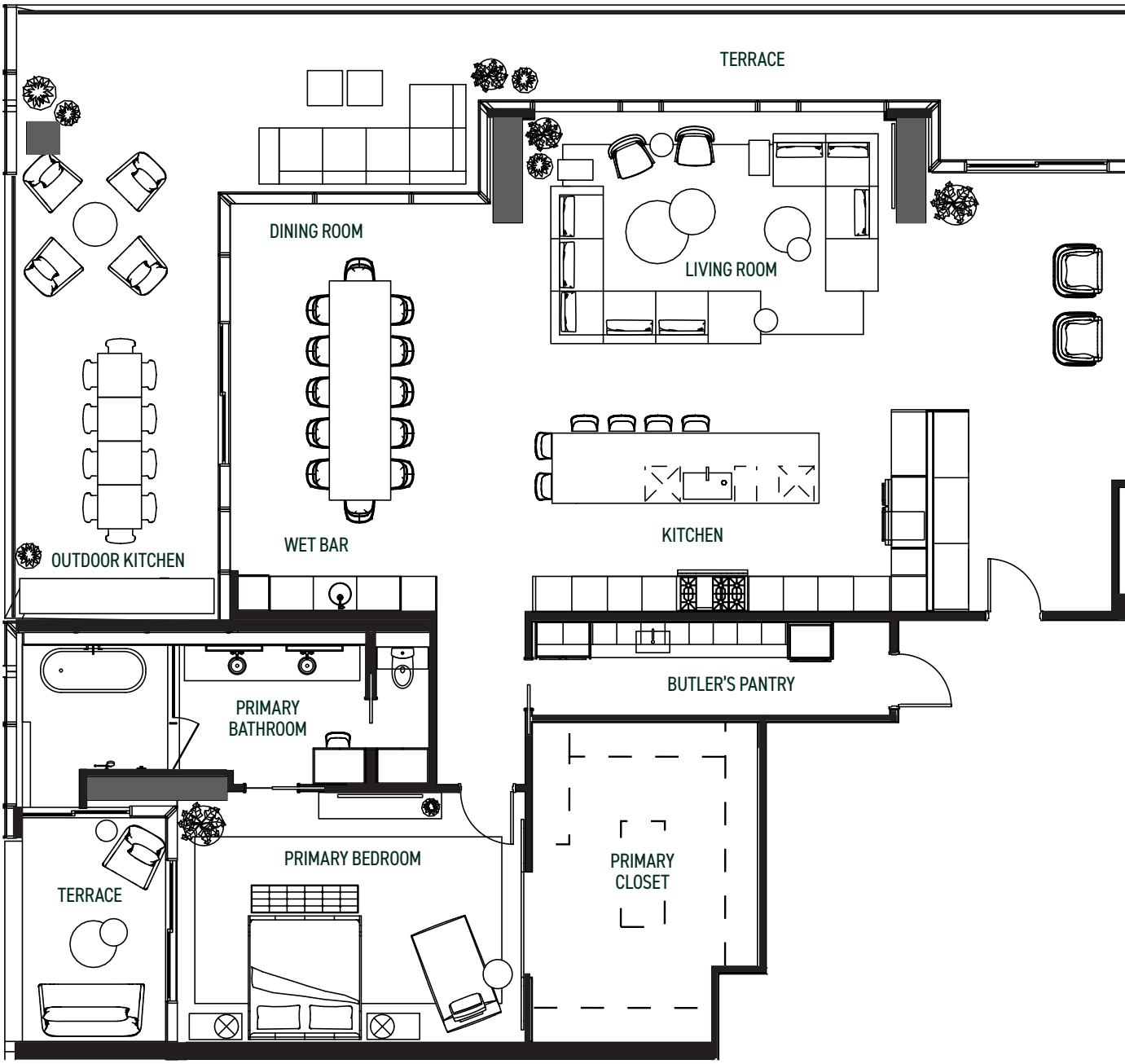




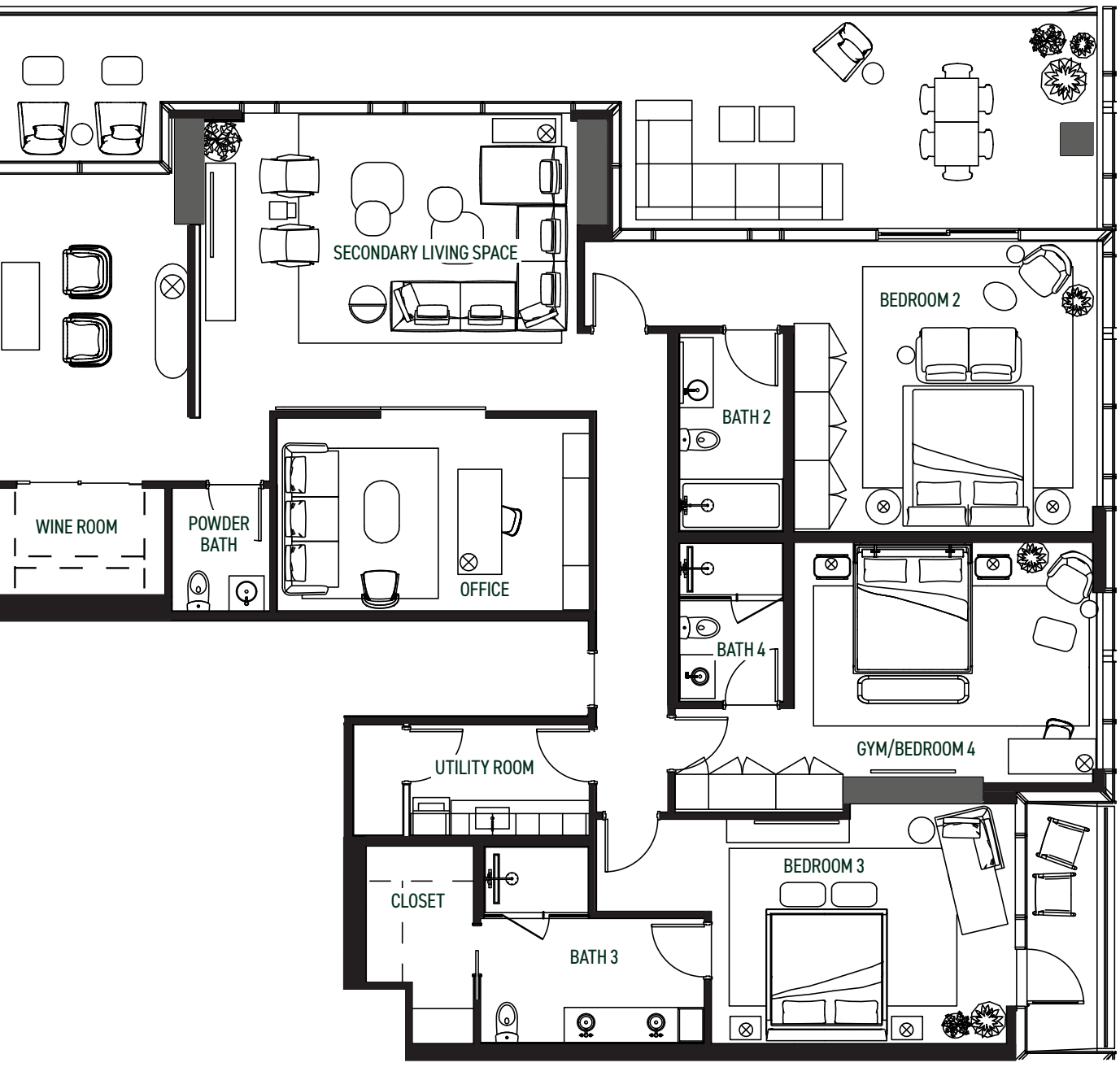
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# SUB-PHN FLOOR PLAN, LEVEL 54

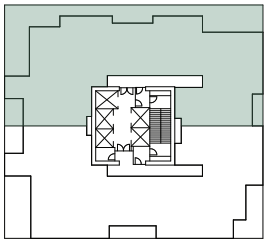
4 BED, 4.5 BATH, 2 LIVING, STUDY | 6,587 TOTAL SQ FT [INTERIOR: 4,979 SQ FT | BALCONY: 1,608 SQ FT]




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LEVEL 54






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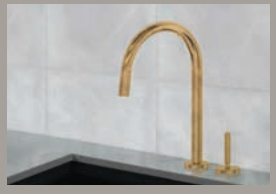
# KITCHEN



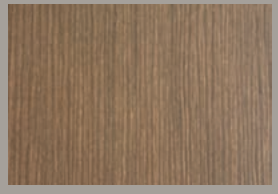
**COUNTERTOP**
LAVEZZI QUARTZITE



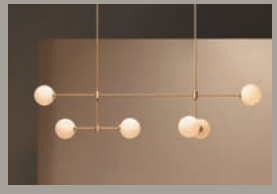
**FLOORING**
LIGHT OAK



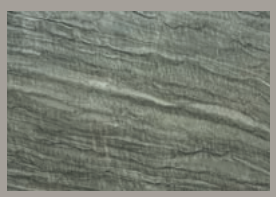
**PLUMBING**
UNLACQUERED BRASS



**CABINETRY + MILLWORK**
LIGHT OAK



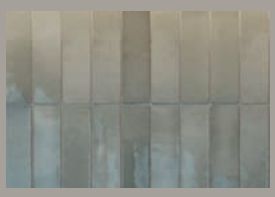
**LIGHT FIXTURE**
TREVI MULTI-6 | CTO LIGHTING



**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





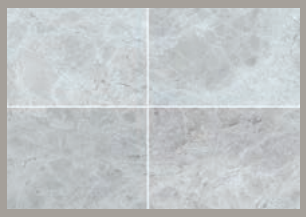




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**COUNTERTOP**
DENALI



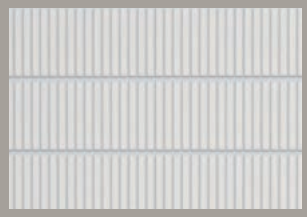
**FLOORING**
TUNDRA GREY MARBLE



**PLUMBING**
UNLACQUERED BRASS



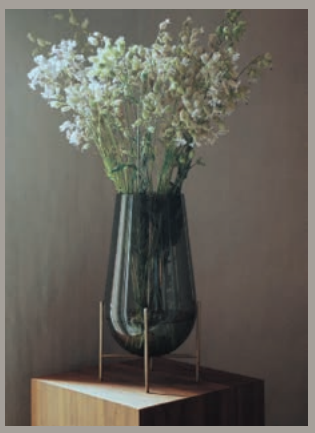
**CABINETRY**
LIGHT OAK



**WALL TILE**
BORGO WHITE
STACKED BRICK

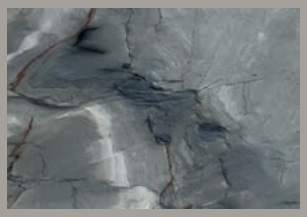
# POWDER BATH







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**COUNTERTOP**
MYSTIC BLUE



**FLOORING**
LIGHT OAK



**PLUMBING**
UNLACQUERED BRASS



**MILLWORK**
LIGHT WOOD

# PENTHOUSE
# NO. 5302





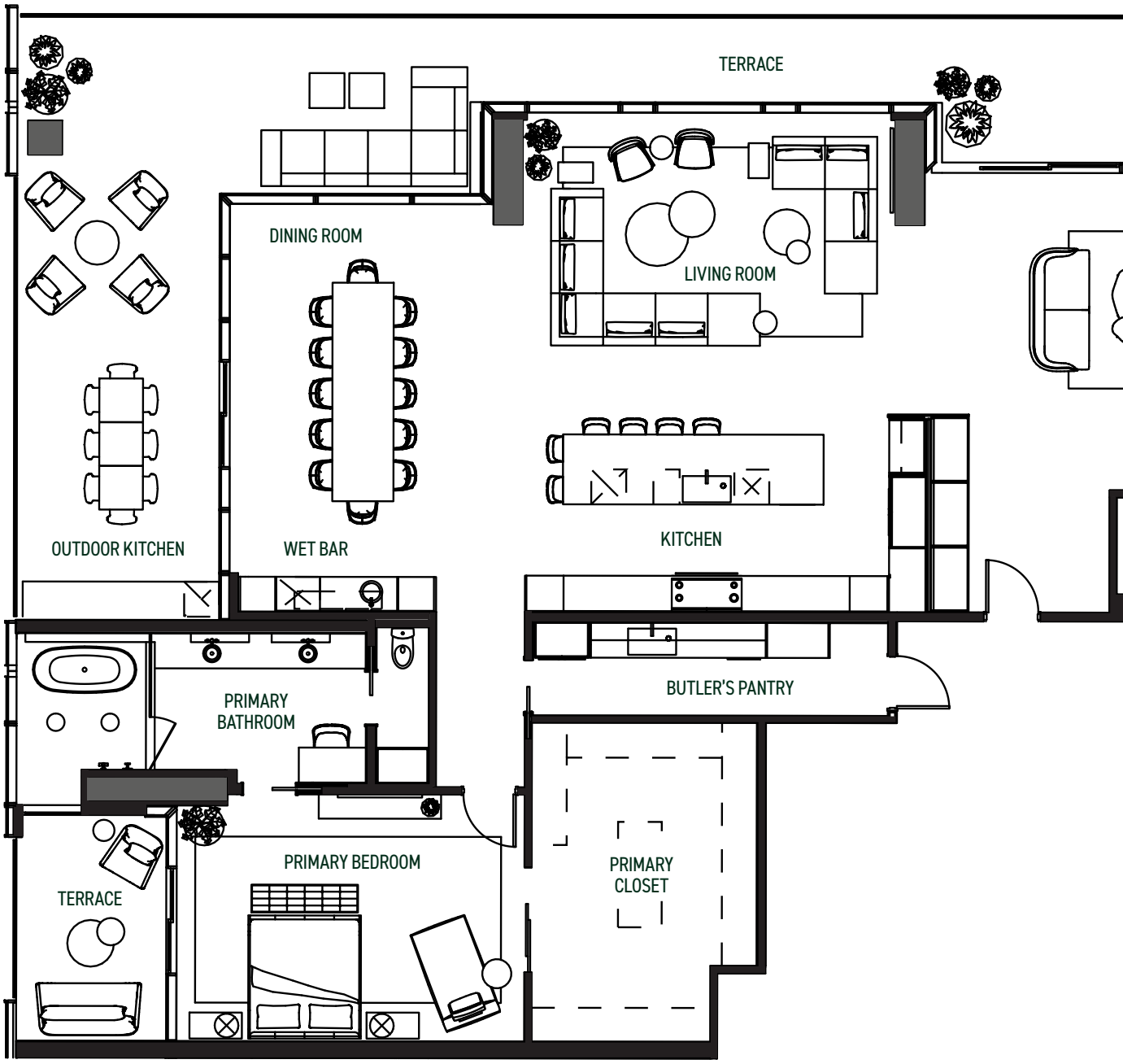




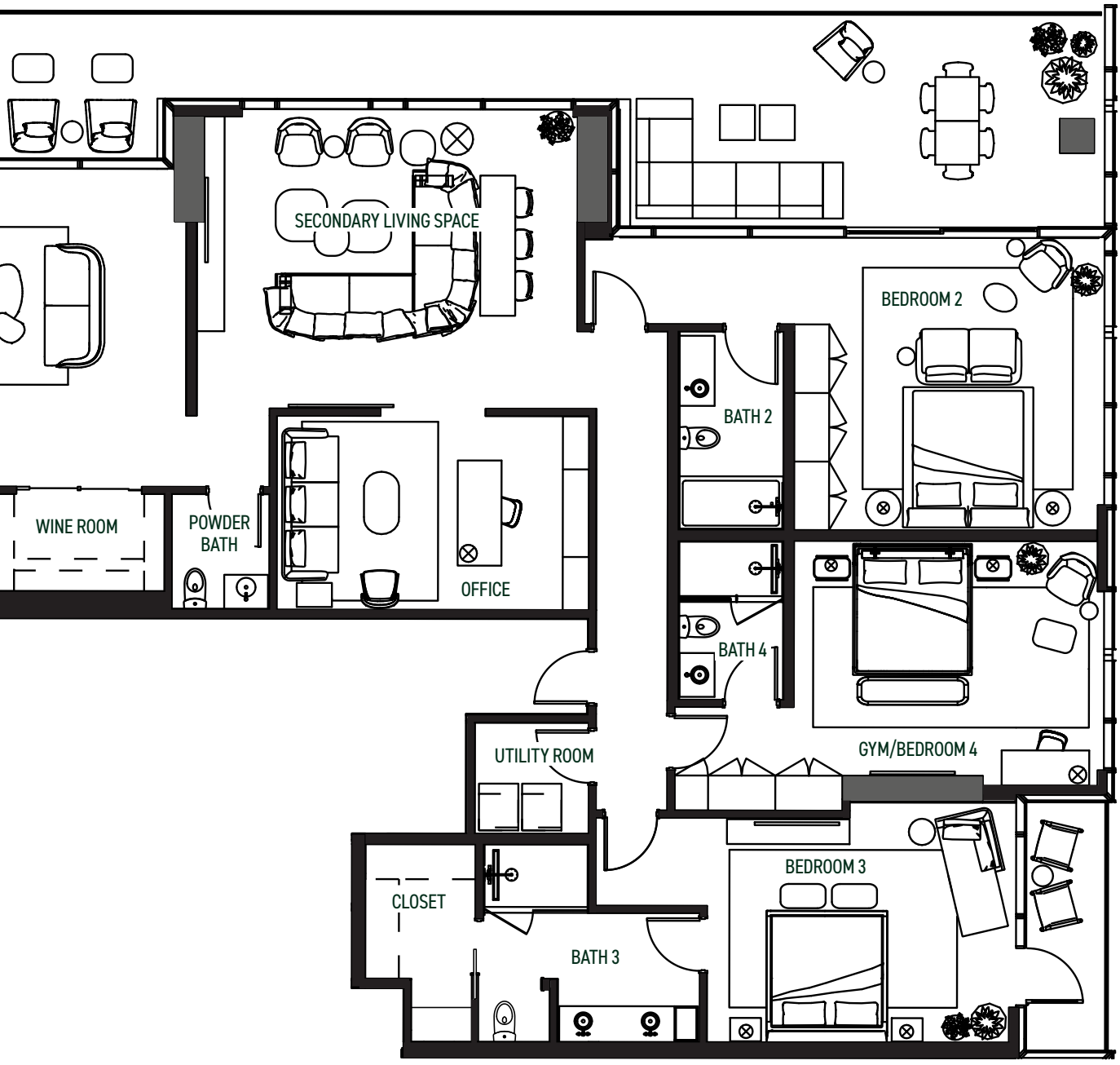
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# SUB-PHN.1 FLOOR PLAN, LEVEL 53

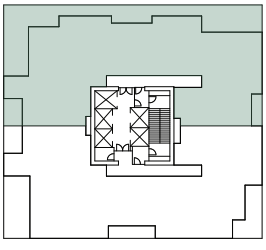
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LEVEL 53

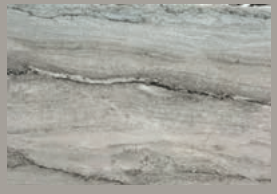





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# KITCHEN



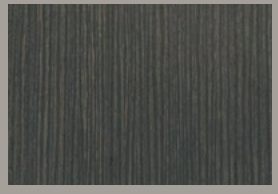
**COUNTERTOP**
PEARL FIRST CHOICE WHITE



**FLOORING**
DARK OAK



**PLUMBING**
MATTE BLACK



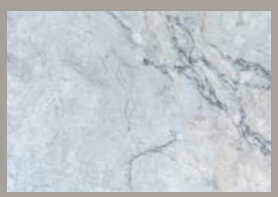
**CABINETRY + MILLWORK**
DARK OAK



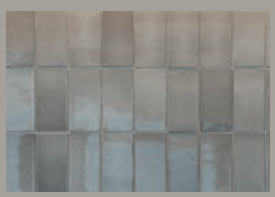
**LIGHT FIXTURE**
LAURENT 14 | LAMBERT ET FILS



**COUNTERTOP**
BEVERLY BLUE QUARTZITE



**FLOOR TILE**
GULF STREAM MARBLE

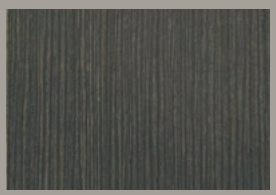


**WALL TILE**
ST. TROPEZ GRIS | ROCA TILE



**PLUMBING**
MATTE BLACK





**CABINETRY + MILLWORK**
DARK OAK



**LIGHT FIXTURE**
TRISEL AP | OLEV

# PRIMARY BATH

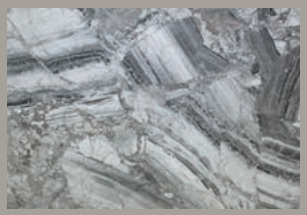
# SECONDARY BATHS








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



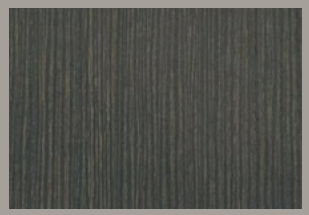
**COUNTERTOP**
MARBLE APUAN FANTASTICO



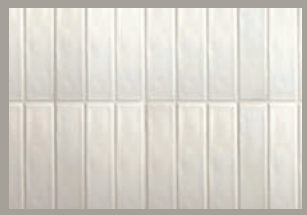
**FLOORING**
LOVINA GREY MARBLE



**PLUMBING**
MATTE BLACK



**MILLWORK**
DARK OAK



**WALL TILE**
CONCERTO PEARL

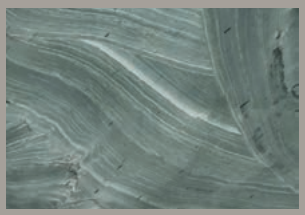




# POWDER BATH



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



**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**.

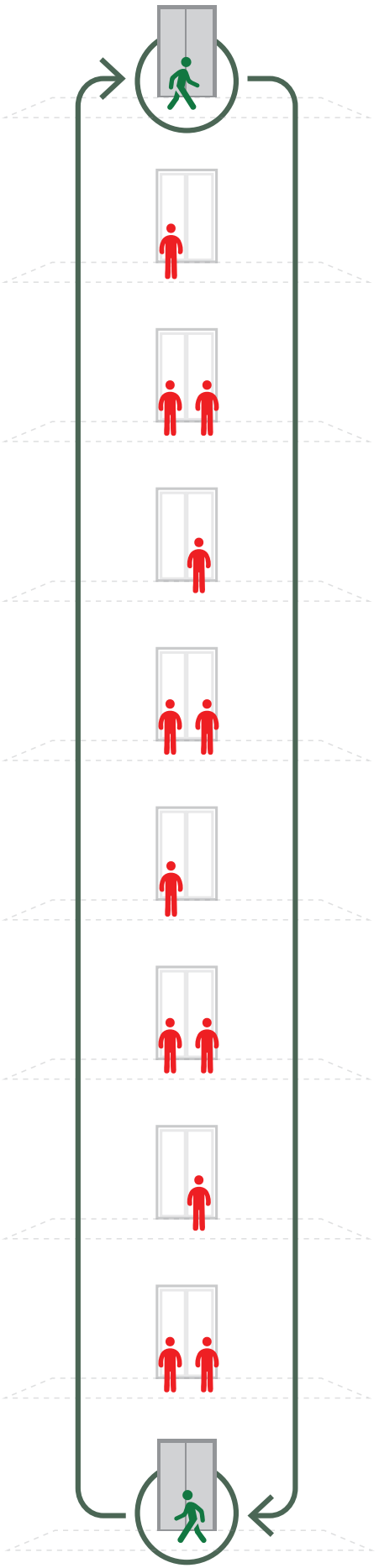
## YOUR **EXCLUSIVE VIP MODE BENEFITS**:

- **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



**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



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



**WOLF**
30" M Series Professional
Speed Oven



**WOLF**
30" Warming Drawers +
Stainless Steel Panel



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



**KOHLER**
Crue® Pull-Down
Faucet
*Finish Varies

# WASHER/DRYER

LAUNDRY ROOM APPLIANCE UPGRADE



**OPTIONAL APPLIANCE UPGRADE**
Stacked Washer / Dryer

# OUTDOOR APPLIANCES



**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

# 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



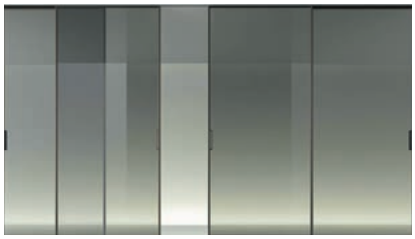
**SUB-ZERO**
24" Outdoor
Undercounter Refrigerator
+ Stainless Steel Panel





THE BOARDWALK AT LADY BIRD LAKE

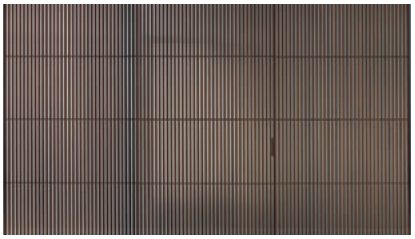
Rimadesio



## 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

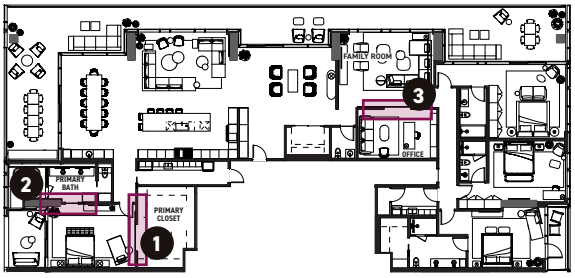


# RIMADESIO DOORS

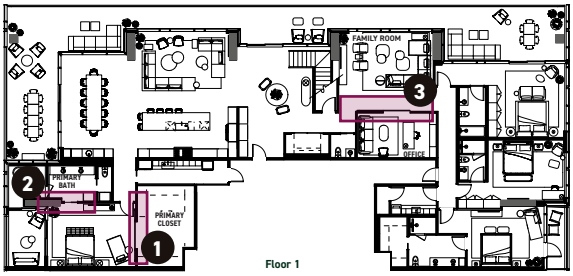
## PLACEMENT DIAGRAMS

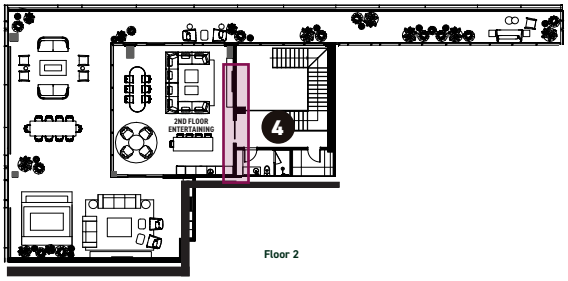
### SUB-PHN & SUB-PHN.1

*SUB-PHN FLOOR PLAN SHOWN




### PH55N




## PLACEMENT KEY

**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**
In addition to enclosing the office, this door can slide to close off the secondary living space from the rest of the residence.

**4 2ND FLOOR ENTERTAINING (PH55N)**
Encloses the 2nd floor entertaining room. (Exclusive feature of the level 55 penthouse.)



**MAXI**
NERO +
RIBBED GLASS,
TRANSLUCENT

FEATURED IN
#5302 | SUB-PHN



# 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.

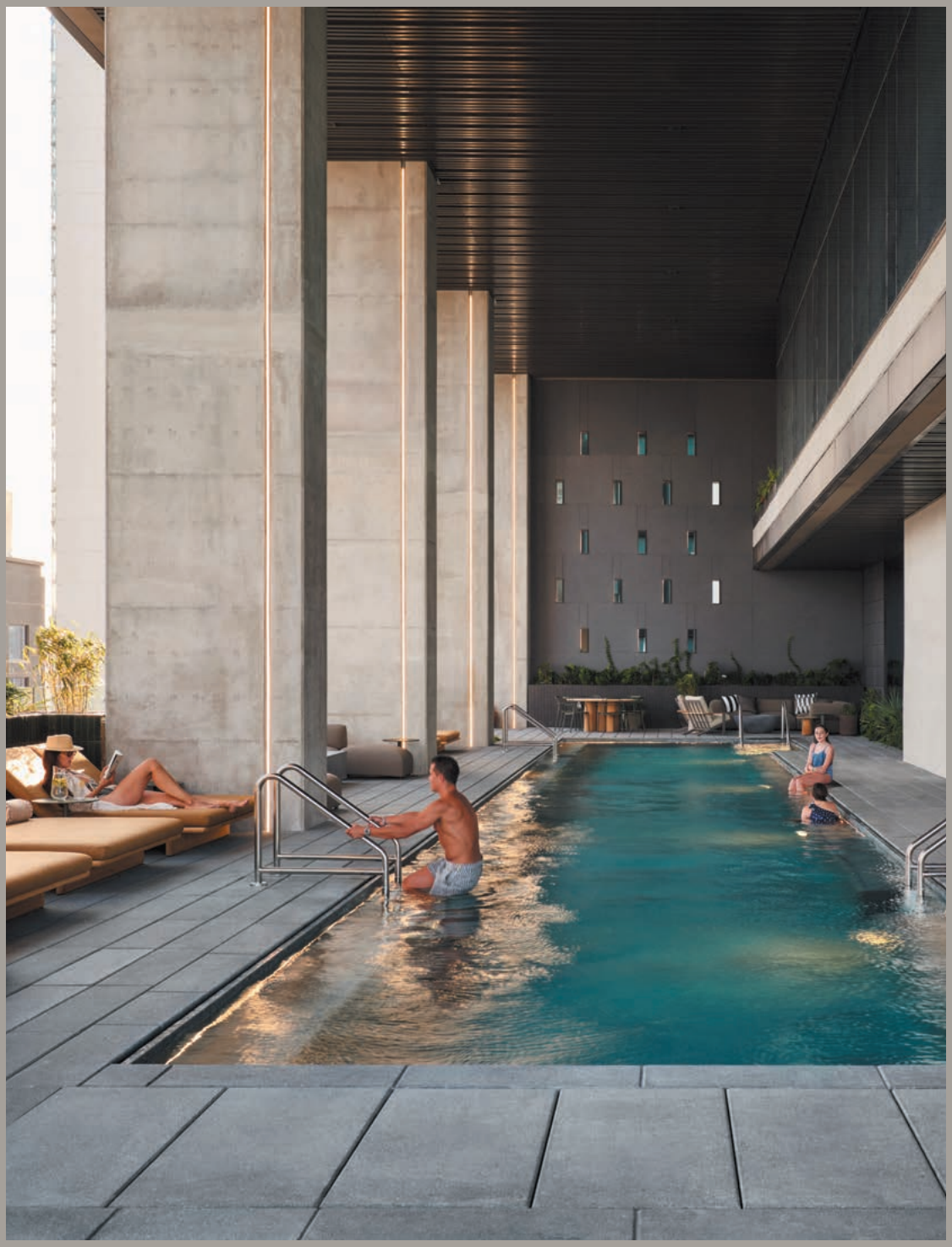
**For penthouse residences on level 54, closets are provided as white box ready for customization.*

# 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.


AMERICAN








LOVING


HOMES FOR OUR TIME 2
TASCHEN

# RESIDENTIAL AMENITIES & 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*

## ENTERTAINING

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

## 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*

## ADDITONAL AMENITIES

- *DOG PARK AND DOG WASH*
- *BIKE AND PADDLEBOARD STORAGE*
- *24-HOUR CONCEIRGE*
- *SECURE PACKAGE DELIVERY*
- *GARAGE PARKING*
- *PERKS AT MODERN BAR, THE MODERN'S GROUND FLOOR HOSPITALITY CONCEPT*










MODERN BAR | GROUND FLOOR HOSPITALITY

THE NEIGHBORHOOD

# THE ***NEW*** RAINEY STREET EXPERIENCE

Rainey Street has come into its own as a dense & vibrant residential neighborhood. Located just steps from The Confluence, where the redeveloped Waller Creek meets Lady Bird Lake, enjoy immediate access to enhanced, ecologically-diverse green spaces along the Hike & Bike Trail and Lady Bird Lake. Add in an easy stroll to cool new spots like Bar Fino, Daydreamer Coffee, Amaya, and Modern Bar, and you'll find yourself in the center of one of the city's most vibrant and walkable residential districts.






CORGAN BRIDGE AT THE CONFLUENCE

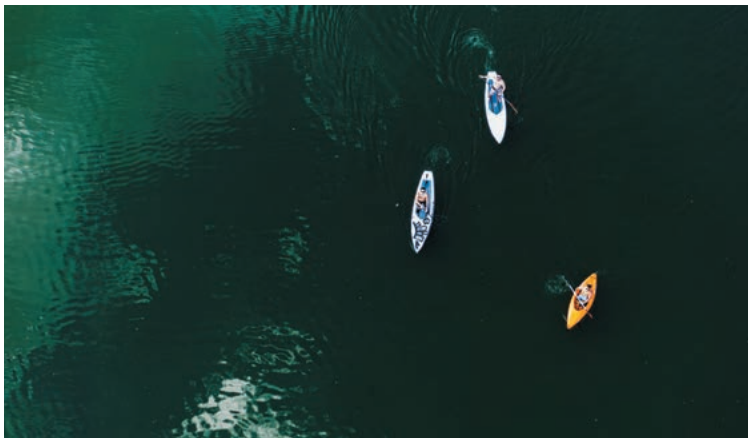






MODERNBAR · YOUR DEDICATED GROUND FLOOR HOSPITALITY LANDMARK



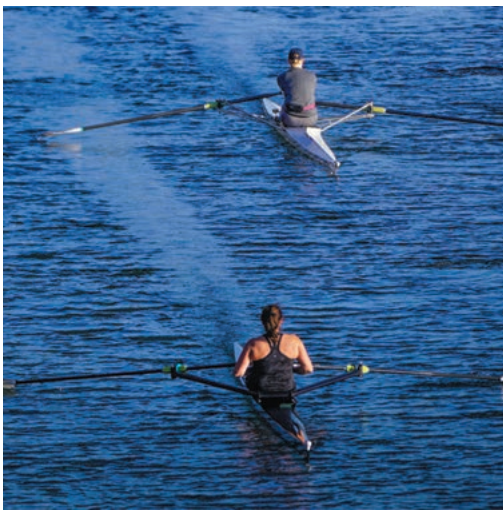







WALLER CREEK AT THE CONFLUENCE







RAINEY STREET TRAILHEAD PARK

PALM PARK RENDERINGS
COURTESY OF WATERLOO GREENWAY














BANGER'S SAUSAGE HOUSE & BEER GARDEN




ALWAYS SOMETHING FOOD TRUCK PARK




DARRELL K ROYAL–TEXAS MEMORIAL STADIUM









ACL MUSIC FESTIVAL AT ZILKER PARK

UNCONVENTIONAL ATX: $1.6 BILLION REDEVELOPMENT & EXPANSION OF THE AUSTIN CONVENTION CENTER









The Rainey Street District has evolved into a highly sought-after vertical neighborhood, with premier dining, nightlife, natural escapes, and cultural attractions around every corner. You don't have to ditch your car if you don't want to, but it'd be a lot cooler if you did.

- RESTAURANTS
- DRINKS + NIGHTLIFE
- TRAIL + OUTDOORS
- CULTURAL
- HOTELS
- GROCERY
- UNDER CONSTR. / COMING SOON



# 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**

LATIN **modo** → LATE LATIN **modernus** → LATE MIDDLE ENGLISH **modern**

just now

**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

MODERNAUSTINRESIDENCES.COM

THEMODERNAUSTIN

October 6, 2026 1:20 PM