

\$945,000 - 321 W Beaver Ave #404, STATE COLLEGE

MLS® #PACE2516574

\$945,000

2 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.00 Acres

NITTANY RESIDENCE CLUB, STATE COLLEGE, PA

Introducing a rare and exciting opportunity to own at The Nittany Residence Club, State College's first and only condominium-hotel, ideally located in the heart of downtown and just a short walk from Penn State University, Beaver Stadium, the Bryce Jordan Center, shopping, dining, and local entertainment.

This prestigious nine-story development will feature 70 luxurious residences, expertly crafted for those who seek the perfect blend of upscale living, convenience.

Unit 404 is a 2-Bedroom, 2-Bathroom property located on Floor 4 of the Nittany Residence Club. This luxurious suite is outfitted with the Classic Finish Package, and has a beautiful, spacious layout with a full kitchen. Additionally, this unit includes a lockable Owner Suite that is not accessible to guests.

Residences range from one- to three-bedroom floorplans, one- and two-story options, with interiors spanning 700 to 2,000 square feet. Each unit is designed with high-end finishes, including luxury vinyl tile flooring, modern cabinetry, sleek quartz countertops, a full appliance package, and designer-selected fixtures and furniture that reflect both comfort and style.

Owners and guests will enjoy a comprehensive suite of upscale amenities. The building will offer an elegant lobby, a full-service coffee shop, a state-of-the-art fitness center, covered parking, 24/7 security



and concierge services, professional housekeeping, and private storage units for owners. The property will be operated by a premier hotel developer renowned for successfully building, redeveloping, and managing numerous properties in State College, delivering seamless hospitality experiences and enriching the community. This is the perfect solution for Penn State alumni, visiting families, sports fans, and anyone seeking a low-maintenance, luxury lifestyle in one of Pennsylvania’s most vibrant communities. Pictures provided are renderings and subject to change. Pre-construction and to be built (estimated completion August 2027). Reserve your luxury residence today at The Nittany Residence Club, where modern living meets effortless ownership.

Built in 2027

Essential Information

MLS® #	PACE2516574
Price	\$945,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	2027
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Condo/Unit
Status	Active

Community Information

Address	321 W Beaver Ave #404
Area	State College Boro (16436)
Subdivision	NITTANY RESIDENCE CLUB

City	STATE COLLEGE
County	CENTRE-PA
State	PA
Municipality	STATE COLLEGE BORO
Zip Code	16801

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Foundation	Other
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School Information

District	STATE COLLEGE AREA
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Additional Information

Date Listed	October 9th, 2025
Days on Market	13
Zoning	CID

Listing Details

Listing Office	Kissinger, Bigatel & Brower
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