

\$1,550,000 - 2636 Barton Hills Drive, Austin

MLS® #1424725

\$1,550,000

4 Bedroom, 2.00 Bathroom, 2,030 sqft
Residential on 0.36 Acres

Horseshoe Bend Sec 02, Austin, TX

MULTIPLE OFFERS RECEIVED - BEST AND FINAL DEADLINE SUNDAY MARCH 10, 6PM - Welcome to 2636 Barton Hills Drive, a classic mid-century home nestled among the live oak trees trees in the coveted Barton Hills neighborhood. This enchanting property sits on a spacious .36-acre lot with greenbelt views, just steps away from the Gus Fruh Greenbelt Trailhead. Meticulously maintained and tastefully updated, this home unfolds with an open-concept floor plan, where the kitchen, dining, and living spaces seamlessly merge, offering views of the tranquil greenbelt backyard. Ascend to the second floor, where the primary suite becomes a private sanctuary, complete with a serene balcony overlooking the lush greenbelt. The main floor features three additional rooms, versatile enough to serve as bedrooms or a home office. The well-appointed kitchen, complemented by a spacious pantry and attached laundry area, provides ample counter and cabinet space. Storage is abundant, with a 2-car attached garage and a detached studio equipped with electricity and air conditioning—formerly a cherished potter's haven for the owners. The beautifully landscaped grounds feature native plants and trees, creating a sanctuary for local wildlife within the expansive 12 mile greenbelt backyard. Ideally positioned just 4 miles from downtown and a mere 11 miles from Austin-Bergstrom International Airport (ABIA), Barton Hills is not only surrounded by



greenbelt trails but also home to an award-winning elementary school. The house is steps away from the Gus Fruh greenbelt public access, a 15-minute bike ride to Barton Springs, Zilker Park, and Lady Bird Lake, and offers easy access to dining and shopping on South Lamar and South Congress. Schedule your visit today to explore the unique charm of this property!

Built in 1975

Essential Information

ListingFeed	abor_vow
MLS® #	1424725
List Price	\$1,550,000
Sale Price	\$1,675,000
Sale Date	April 29th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,030
Acres	0.36
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2636 Barton Hills Drive
Subdivision	Horseshoe Bend Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities Electricity Available, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected

Features	Curbs
Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Bamboo, Carpet, Tile
Appliances	Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Range, Microwave, Washer
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Front Yard, Backs to Greenbelt/Park, Landscaped, Native Plants, Many Trees, Sprinklers Automatic
Windows	Insulated Windows
Roof	Metal
Construction	Cement Siding, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin