

# **\$1,775,000 - 2305 Barton Creek Boulevard 6, Austin**

MLS® #2096209

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## **\$1,775,000**

2 Bedroom, 3.00 Bathroom, 2,548 sqft  
Residential on 0.50 Acres

Fairways On Fazio At Barton Creek Co, Austin, TX

Beautiful single story garden home in the sought-after neighborhood of the Fairways in Barton Creek. There are 50 units in this private, gated community, which offers direct access to the Fazio Foothills golf course. This home has a covered patio with scenic views and a fenced backyard. New wood oak floors throughout, large windows bringing in an abundance of natural light and high ceilings all add to the beautiful ambiance of this home. Two large bedrooms and each bedroom has its own en-suite bathroom. The primary suite is at the back of the home with two walk-in closets, a soaking tub and a walk-in shower. There is a study at the front of the home and a large dining room that opens to the living room with a double-sided fireplace. On the other side of the stone fireplace is the kitchen dining area and the doors to the back porch. The kitchen is lovely with a window over the sink, two large pantries, stainless steel appliances and a center island. The home has a reverse osmosis water system and an air-conditioned two car garage that also has a golf cart garage space. Jump in your golf cart and drive over to Barton Creek Country Club as the Fairways is right next to the resort. A beautifully updated lock and leave home with a resort living lifestyle. Homeowner pays two HOA dues: the Fairways HOA dues of \$385/month and Barton Creek HOA dues of \$175/quarter.



Built in 1997

## Essential Information

ListingFeed	abor_vow
MLS® #	2096209
List Price	\$1,775,000
Sale Price	\$1,650,000
Sale Date	October 4th, 2023
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,548
Acres	0.50
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	2305 Barton Creek Boulevard 6
Subdivision	Fairways On Fazio At Barton Creek Co
City	Austin
County	Travis
State	TX
Zip Code	78735

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Community Mailbox, Golf, Gated
Parking	Attached, Garage Faces Front, Garage, Golf Cart Garage
# of Garages	2
View	Hills, Trees/Woods
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Kitchen, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Private, Many Trees, Sprinklers Automatic, Views
Windows	Blinds, Plantation Shutters, Window Coverings, Window Treatments
Roof	Tile
Construction	Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin