

# \$2,299,000 - 2305 Barton Creek Boulevard 29, Austin

MLS® #2804497

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## \$2,299,000

4 Bedroom, 4.00 Bathroom, 3,769 sqft  
Residential on 0.50 Acres

Fairways On Fazio At Barton Creek Co, Austin, TX

Impeccable attention to detail reigns supreme in this true Texas home which has been impeccably maintained as a second home. Nestled into the hills of Barton Creek with oodles of greenspace maintained by the HOA, this 4 bed, 3 bath condominium will make a perfect lock and leave or a full time residence. It has been finished out with high end Texas style design features such as copper soaking tub, custom millwork, exposed beams, custom cabinet hardware, and faux finishes throughout. Enjoy the tranquil view from a spacious covered balcony or an additional covered patio on the ground floor. The convenient fireplace on the balcony is a rarity, even in this community. An especially roomy driveway leads to the garage as well to a golf cart door. Owners with golf carts can travel with ease to dine at the club, workout, or for a round of golf on the beautiful golf course.



Built in 1998

## Essential Information

|             |                  |
|-------------|------------------|
| ListingFeed | abor_vow         |
| MLS® #      | 2804497          |
| List Price  | \$2,299,000      |
| Sale Price  | \$2,200,000      |
| Sale Date   | March 25th, 2022 |
| Bedrooms    | 4                |
| Bathrooms   | 4.00             |
| Full Baths  | 3                |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 3,769       |
| Acres          | 0.50        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Closed      |

### **Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 2305 Barton Creek Boulevard 29       |
| Subdivision | Fairways On Fazio At Barton Creek Co |
| City        | Austin                               |
| County      | Travis                               |
| State       | TX                                   |
| Zip Code    | 78735                                |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Electricity Available, Natural Gas Available  |
| Features     | Common Grounds/Area, Clubhouse, Fitness Center, Golf, Gated, Pool, Restaurant, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths |
| Parking      | Attached, Garage  |
| # of Garages | 3   |
| Garages      | Garage Door Opener  |
| View         | Park/Greenbelt, Golf Course, Creek/Stream   |
| Waterfront   | None  |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Carpet, Tile, Wood   |
| Appliances      | Bar Fridge, Built-In Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Vented Exhaust Fan |
| Heating         | Central  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas Log, Living Room, Outside  |
| # of Stories    | 2  |
| Stories         | Two  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Backs to Greenbelt/Park, On Golf Course, See Remarks, Trees Medium Size |
| Windows           | Window Treatments   |
| Roof              | Tile  |
| Construction      | Masonry   |
| Foundation        | Slab  |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Oak Hill   |
| Middle     | O Henry    |
| High       | Austin     |