

\$1,750,000 - 2643 Barton Hills Drive, Austin

MLS® #3306357

\$1,750,000

5 Bedroom, 3.00 Bathroom, 2,121 sqft
Residential on 0.26 Acres

Horseshoe Bend Sec 02, Austin, TX

This 5 bed/3 bath layout on a 1/4 acre lot is a rare find in the highly sought-after Barton Hills neighborhood. A few steps from the Gus Fruh entrance to the Barton Creek Greenbelt, and a 20-minute bike ride to downtown, this home connects you to the places and experiences that make Austin so special.

Elevated yet essential, this home's versatile single-story floorplan thoughtfully separates the primary suite from the other four bedrooms for maximum privacy. The primary suite has direct access to the backyard, a walk-in closet, a double vanity with a quartz counter, a spa-like walk-in shower, and convenient storage. All secondary rooms are comfortably sized with adjustable Elfa shelving in the closets. Additional bonus spaces include a formal dining area, flex space, and a laundry room with built-in shelving.

Two outdoor living areas and two indoor living areas provide a variety of settings for entertaining or respite. The large front yard has a courtyard-feel and is comfortably shaded by the mature trees in the afternoons. The huge cedar deck in the backyard captures the trunk of a large elm tree, creating an ideal place to relax in a hammock.

Together, the open kitchen and family room are the heart of the home. The materiality of the two spaces harmonize to create a hub for nourishment and connection. The



kitchen's stainless-steel appliances, decorative pendants, quartz counters, and breakfast bar open to the family room with hardwood floors, a gas fireplace and an abundance of natural light.

Built in 1975

Essential Information

ListingFeed	abor_vow
MLS® #	3306357
List Price	\$1,750,000
Sale Price	\$1,837,000
Sale Date	May 20th, 2022
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,121
Acres	0.26
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2643 Barton Hills Drive
Subdivision	Horseshoe Bend Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Trails/Paths
Parking	Driveway, Garage
# of Garages	2
View	None

Waterfront None

Interior

Interior Tile, Wood

Appliances Dishwasher, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room

of Stories 1

Stories One

Exterior

Exterior Features Uncovered Courtyard

Lot Description Level, Trees Large Size

Windows None

Roof Composition

Construction HardiPlank Type, Masonry

Foundation Slab

School Information

District Austin ISD

Elementary Barton Hills

Middle O Henry

High Austin