

# \$1,149,988 - 2504 Bluffview Drive, Austin

MLS® #4206187

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## \$1,149,988

4 Bedroom, 2.00 Bathroom, 2,351 sqft  
Residential on 0.26 Acres

Barton Hills Sec 02, Austin, TX

Wow 78704!! RARE opportunity ahead to acquire this unique property in the sought-after Barton Hills neighborhood with lots of options for the new owners! Located on a dead-end street that has a trail entrance (unofficial) into Barton Creek and the greenbelt which makes this a one of a kind property. The home is situated on a generous sized lot (approx. 11,400 + sq ft per TCAD) Flexible floor plan, 3 bedrooms/2 baths in the main house with 3 living areas. Also included is a detached home office/artist studio, guest house or 4th bedroom. The well thought out and open floor plan lends itself to entertaining while maintaining the comforts and integrity of a family home. Gourmet kitchen, concrete countertops with generous cabinet spaces and tile backsplash that opens to the living area with brick fireplace.



Built in 1957

## Essential Information

ListingFeed	abor_vow
MLS® #	4206187
List Price	\$1,149,988
Sale Price	\$1,451,000
Sale Date	October 8th, 2021
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	2,351
Acres	0.26
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2504 Bluffview Drive
Subdivision	Barton Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Internet Access, Curbs
Parking	Garage
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Cooktop, Disposal, Microwave
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Garden, Rain Gutters
Lot Description	Bluff, Back Yard, Cul-De-Sac, Backs to Greenbelt/Park, Level, Sprinklers

	Automatic, Trees Medium Size
Windows	Bay Window(s), Plantation Shutters
Roof	Metal
Construction	Brick
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin