

\$1,600,000 - 3104 Barton Creek Boulevard, Austin

MLS® #4272929

\$1,600,000

4 Bedroom, 5.00 Bathroom, 3,270 sqft
Residential on 1.45 Acres

The Estates Above Lost Creek, Austin, TX

Lot Value... house and pool are bonus!
Elegant 4-bedroom, 4.5-bath residence exuding timeless allure nestled in the well-established Estates at Barton Creek on a massive and completely usable nearly 1.5 acres in Barton Creek. This is a majestic lot. Tucked into the Texas Hill Country, this home boasts a prime location, mere steps from the renowned Barton Creek Country Club & Omni Resort, with prestigious private schools within walking distance. Experience the perfect blend of tranquility and convenience just minutes from downtown. Set on nearly 1.5 acres, this property offers a luxurious escape, featuring over 2,000 sq ft of outdoor amenities, thoughtfully integrated onto a limestone deck for an entertainer's dream. The cozy living area showcases a well-placed gas wood burning fireplace with floor-to-ceiling limestone surround, nestled between Pella windows, offering scenic views of the inviting pool, built-in spa, and expansive backyard beyond. Your personal outdoor oasis awaits, complete with a gas grill, covered dining area, burner, smoker pit, and a fire pit thoughtfully positioned around the pool, setting the stage for captivating sunsets. Adorned with charming stone accents, including a gas stove alcove, quartz countertops, and modern stainless steel appliances, the kitchen blends modern charm with classic appeal. Enjoy access to a private study with custom built-ins, and an oversized garage. Upstairs, the primary suite presents a deck overlooking the sprawling estate and an



ensuite bathroom with dual vanities, a luxurious spa-like bath, and a separate glass-encased shower. This home is steps from St. Gabriels and St. Michaels Catholic Schools and a quick drive to Regents and St. Andrews. BYRNE REAL ESTATE GROUP OFFERS INDUSTRY-LEADING FLEXIBLE LISTING COMMISSION PACKAGES TO MAXIMIZE YOUR PROFIT. CALL/TEXT FOR DETAILS. Buyer to verify all MLS information.

Built in 1983

Essential Information

ListingFeed	abor_vow
MLS® #	4272929
List Price	\$1,600,000
Sale Price	\$1,470,000
Sale Date	March 12th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,270
Acres	1.45
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3104 Barton Creek Boulevard
Subdivision	The Estates Above Lost Creek
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Golf
Parking	Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Neighborhood, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Masonry, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Outdoor Grill
Lot Description	Sprinklers Automatic
Windows	Window Treatments
Roof	Composition
Construction	Frame, Stone
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin