

# \$2,500,000 - 2313 Westforest Drive, Austin

MLS® #5308475

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## \$2,500,000

4 Bedroom, 4.00 Bathroom, 3,264 sqft  
Residential on 0.20 Acres

West Park Add, Austin, TX

Stunning Barton Hills home originally built in 1955 and remodeled down to the studs in 2020, designed by Clark Richardson Architects. Impeccably maintained with custom, tasteful finishes, this home lives large and comfortable at 3264 sq feet with 4 bedrooms, 4 full baths, an office/nursery and multiple living areas. One enters the home through a tranquil courtyard and outdoor sitting area creating privacy once inside the home, which features multiple windows and sliding doors. Natural light and hardwood floors give the home an airy, open vibe throughout. The gourmet kitchen is a chef's dream with ample counter space, a large kitchen island made of honed quartz with a waterfall edge, hand painted tile backsplash from Clay Imports, Subzero refrigerator and a 6-burner Wolf range. Primary suite cleverly captures all the available space and features a walk-in closet, soaking tub & shower and sliding doors opening to a balcony. A second primary suite is located on the main level with a private entrance leading to a screen porch overlooking the landscaped backyard. Cool off in the Cowboy Pool, which doubles as a hot tub, heated by natural gas with an electric pump. Some special features include built-in bookshelves & entertainment center, wired for sound - interior & exterior speakers, wired for AT&T Fiber, recessed lighting, in-ground sprinkler in the courtyard & backyard lawn, drip irrigation in backyard flower beds. Just minutes from downtown this home's convenient



location can't be beat. Walking distance to restaurants and shopping on South Lamar, steps away from greenbelt trails and all this coveted neighborhood has to offer, such as Barton Springs Pool, Zilker Park and Barton Hills Elementary School. Truly a gem of a home not to be missed!

Built in 1955

### Essential Information

ListingFeed	abor_vow
MLS® #	5308475
List Price	\$2,500,000
Sale Price	\$2,400,000
Sale Date	July 20th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,264
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2313 Westforest Drive
Subdivision	West Park Add
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	None, Curbs
Parking	Driveway

View	Neighborhood
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Wood
Appliances	Built-In Range, Built-In Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Private, Sprinklers In Ground, Sprinklers Partial, Trees Medium Size, Trees Small Size
Windows	Insulated Windows, Screens
Roof	Composition
Construction	Brick, Cement Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin