

# **\$1,400,000 - 9262 Scenic Bluff Drive, Austin**

MLS® #5667481

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## **\$1,400,000**

4 Bedroom, 4.00 Bathroom, 3,490 sqft

Residential on 0.30 Acres

Barton Creek West, Austin, TX

Stunning 4-bedroom, 3.5-bathroom property is a family paradise nestled in the Barton Creek West friendly neighborhood. Its many features include private green belt access, a spacious backyard with a custom-built treehouse made of reclaimed wood that's perfect for kids and adults alike. You'll love the convenience of being within walking distance to both of Westlake's exemplary elementary and middle schools. The community spirit is palpable here, with kids running and biking between houses and the added bonus of a community connection through the Barracuda's swim team. This home boasts a resort-like feel with a large deck overlooking a swimming pool and ample privacy. Inside, you'll find an open floor plan that seamlessly connects the gourmet kitchen and living room. The large island and quartz counters are exquisite. Master suite with luxurious master bath is huge and inviting. The grand entry welcomes you, and the double staircase adds a touch of elegance. Entertainment options abound, with a large play/family room for movies and playtime, separate from the adult space. Beautiful lighting fills the home all day, with morning light in the front and captivating sunsets visible from the expanded outdoor living space. The large kitchen windows provide expansive views of the backyard and green belt, bringing the beauty of nature indoors. And for those chilly Texas mornings, you can unwind in the hot tub. This property truly offers the perfect blend of comfort, style,



and community in a picturesque setting.  
Updates include: dishwasher (replaced a couple weeks ago), both ACâ€™s units, one zone 2021, one zone 2023, upstairs carpet & hardwood floors in 2020, & hot tub in 2022.  
Most lighting was updated to modern fixtures.  
Painting of all rooms in 2020 & 2022.  
Kitchen/living room refresh 2022 (modernizing cabinets, glass, built-ins & fireplace).

Built in 1991

**Essential Information**

ListingFeed	abor_vow
MLS® #	5667481
List Price	\$1,400,000
Sale Price	\$1,378,000
Sale Date	December 1st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,490
Acres	0.30
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	9262 Scenic Bluff Drive
Subdivision	Barton Creek West
City	Austin
County	Travis
State	TX
Zip Code	78733

**Amenities**

Utilities	Electricity Available, Water Available
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Features	Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Planned Social Activities, Sidewalks, Trails/Paths
Parking	Garage Faces Front
# of Garages	2
View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Electric Cooktop, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Private Yard, See Remarks
Lot Description	Back Yard, Backs to Greenbelt/Park, Moderate Trees, Private
Windows	Blinds, Skylight(s)
Roof	Composition
Construction	Brick
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake