

\$1,500,000 - 2502 Forest Bend Drive, Austin

MLS® #5860636

\$1,500,000

3 Bedroom, 2.00 Bathroom, 1,706 sqft
Residential on 0.28 Acres

Horseshoe Bend, Austin, TX

With its unbeatable location on the Barton Creek Greenbelt and endless potential, this property is truly a diamond in the rough waiting to be polished. Whether you're looking to embark on full-scale new construction or simply infuse your personal style into the existing structure, the possibilities are endless for you to create your dream home in coveted Barton Hills. You'll enjoy unparalleled access to nature's beauty right in your backyard. The 12 miles of BCG is an Austin treasure with rugged terrain, scenic trails and sometimes swimming holes. It's a recreation destination enjoyed by bird watchers, rock climbers, mountain bikers & casual hikers alike. Nearby trail access can be found at Gus Fruh or Homedale trailheads. There is also a challenging path to the greenbelt beyond the back yard gate. (access at Your Own Risk with proper shoes). The 1970s home has been well maintained through the years and includes a 3-year-old roof. Use as a blank canvas for your creative touches. Or let your imagination run wild and design an addition or new build to suit your lifestyle. Imagine enjoying the panoramic view of treetops, limestone outcroppings, and gorgeous sunset skies from your backyard every day. Can you picture yourself hosting barbecues with friends and family on the patio or even building a pool? The choice is yours. Forest Bend is a low traffic street, conveniently located just minutes from DT Austin and South Lamar. Easy access to a myriad of classic and new dining (Matt's El Rancho, Odd Duck)



and entertainment (Broken Spoke, Lamar Union) as well as top-rated schools (Barton Creek Elementary, Oâ€™Henry Middle School, and Austin High). Regular swims at Barton Spring Pool and all that Zilker Park has to offer (Zilker boat rentals, playground, sports fields, music festivals, etc.) are in your future! Don't miss this INCREDIBLE OPPORTUNITY to turn your dreams into reality in this sought-after Austin neighborhood.

Built in 1973

Essential Information

ListingFeed	abor_vow
MLS® #	5860636
List Price	\$1,500,000
Sale Price	\$1,550,000
Sale Date	April 25th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,706
Acres	0.28
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2502 Forest Bend Drive
Subdivision	Horseshoe Bend
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, See Remarks, Water Connected
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Features	See Remarks, Trails/Paths
Parking	Circular Driveway, Door-Multi, Garage Faces Front, Garage
# of Garages	2
View	Park/Greenbelt, Panoramic
Waterfront	Seasonal

Interior

Interior	Laminate, Tile
Appliances	Dryer, Dishwasher, Gas Range, Microwave, Washer
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Native Plants, Trees Large Size, Trees Medium Size, Views
Windows	Double Pane Windows, Window Coverings
Roof	Shingle
Construction	Stone Veneer, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin