

# \$3,095,000 - 1200 Barton Creek Boulevard 30, Austin

MLS® #6639429

---

## \$3,095,000

4 Bedroom, 5.00 Bathroom, 3,480 sqft  
Residential on 0.00 Acres

Watersmark At Barton Creek Con, Austin, TX

Welcome to this stunning, newly constructed home built by Wilde Custom Homes, located in the prestigious Watersmark at Barton Creek community. Step inside and be greeted by a spacious, open kitchen, living, and dining area with soaring beamed ceilings featuring floating rift-sawn white oak custom cabinetry and shelving. The living room's centerpiece is the floor-to-ceiling stone gas fireplace. The kitchen is a chef's dream, boasting leathered quartzite countertops, walls of custom oak cabinetry, a sit-up island, and a convenient pot filler.

Top-of-the-line appliances include a Wolf 6-burner gas cooktop with a griddle, a warming drawer, a steam oven, a microwave, and a wall oven. You'll also find a Subzero refrigerator and a wine refrigerator. The wet bar has ample storage and additional refrigeration with an ice maker. The breakfast room offers breathtaking golf course views and features automatic exterior shades for added privacy. The primary suite is a true retreat, with windows adorned with automatic shades and picturesque views of the golf course. The primary bath, complete with a steam shower, a freestanding tub, double sinks, and elegant marble countertops. The walk-in closet is thoughtfully designed with custom built-ins. Upstairs, you'll find a game room and two additional bedrooms, each boasting ensuite baths with beautiful Ann Sacks tiles, walk-in closets, and stunning views. This home is equipped with Sonos sound system, Marvin windows, a Lutron Lighting System, leak



detection and a whole-house vacuum. The exterior is equally impressive, with a stone exterior and a standing seam metal roof. A cozy screened porch with outdoor kitchen and beverage fridge - Â all overlooking the golf course. The courtyard entry welcomes you with a 10-person spa and a soothing water feature. Situated in the desirable Watersmark at Barton Creek community, this home backs to the 15th Tee of the Fazio Foothills Golf Course, offering breathtaking views and a serene setting.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	6639429
List Price	\$3,095,000
Sale Price	\$2,863,000
Sale Date	April 18th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,480
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1200 Barton Creek Boulevard 30
Subdivision	Watersmark At Barton Creek Con
City	Austin
County	Travis
State	TX
Zip Code	78735

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Community Mailbox, Golf, Gated, Property Manager On-Site, Trash Pickup Door to Door
Parking	Detached, Electric Vehicle Charging Station(s), Garage Faces Front, Garage, Gated, Paver Block
# of Garages	2
Garages	Garage Door Opener
View	Golf Course
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Tankless Water Heater, Vented Exhaust Fan, Warming Drawer, Wine Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Outdoor Grill, See Remarks
Lot Description	Near Golf Course, Landscaped, Moderate Trees, On Golf Course, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Windows	Double Pane Windows, Screens
Roof	Metal
Construction	Masonry, Stone, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin