

\$2,999,000 - 1200 Barton Creek Boulevard 8, Austin

MLS® #6660253

\$2,999,000

4 Bedroom, 5.00 Bathroom, 4,013 sqft
Residential on 0.00 Acres

Watersmark At Barton Creek Con, Austin, TX

A warm, graceful home in one of Barton Creek's most desirable neighborhoods. Comprising just 60 residences, the enclave was designed to feel more like a village than a suburban neighborhood. Passing through the gated entry, you will wend your way along shady lanes bordered by native vegetation. The home is sited on a bluff right above Barton Creek with a striking view down to the water and across the valley to the rolling hills beyond. Nestled within nature you will feel cocooned and protected from the bustling world beyond.

A large courtyard welcomes you to the property and offers an immediate sense of peace and privacy. Inside the warm, organic materials complement the natural beauty outside. Heavy rustic timbers and rich hand-scraped hardwood floors contrast with rugged natural stone accenting the great room. The adjacent kitchen echoes the stone accents and adds subtly colored slate floor that contributes contrast and texture. A wall of windows opens to the covered terrace overlooking the ravine below. Enjoy listening to the birds chirp and the leaves rustle as you dine alfresco on a meal cooked up in the summer kitchen.

The serene primary suite also brings nature inside with windows overlooking the treetops, including a corner window in the bath that allows for a verdant view while soaking or



showering. Just outside is a secluded plunge pool where you can cool off on a hot day. The main floor also includes a large office/guest suite sunlit by a corner window and outfitted with built-in bookcases, a walk-in closet and bath. Upstairs, a light-flooded media/game room overlooks the living area and offers multiple uses; it can also be closed off with sliding doors and has its own bath and closet. A third en-suite bedroom completes the upper floor; both rooms access a second-floor balcony with stunning views.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	6660253
List Price	\$2,999,000
Sale Price	\$2,834,250
Sale Date	August 31st, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,013
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1200 Barton Creek Boulevard 8
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
Features	Gated
Parking	Attached, Circular Driveway, Garage
# of Garages	2
View	Canyon, Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Free-Standing Gas Range, Freezer, Disposal, Ice Maker, Microwave, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Living Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Near Golf Course, Landscaped, Native Plants, Private, Sprinklers Automatic, Trees Medium Size, Views
Windows	Bay Window(s), Double Pane Windows, Display Window(s), Wood Frames
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin