

\$2,650,000 - 1200 Barton Creek Boulevard 36, Austin

MLS® #7795543

\$2,650,000

3 Bedroom, 4.00 Bathroom, 3,557 sqft
Residential on 1.13 Acres

Watersmark At Barton Creek, Austin, TX

Situated in the pristine and private gated community of WatersMark in Barton Creek, this serene and enchanting home is surrounded by nature and features thoughtful updates throughout. Comprised of just 60 residences, the exclusive WatersMark neighborhood boasts quiet tree-lined streets, immaculate landscaping with lush flora and fauna all set amidst the backdrop of the Fazio Foothills Golf Course and Barton Creek Greenbelt Preserve. Upon entering the property one is greeted with soaring ceilings and an open floor plan ideal for entertaining. Natural light floods the home allowing nature to make its way inside as treetops in every window offer you the perfect view and instill privacy. The spacious kitchen offers ample storage and invites culinary creativity and conversations while flowing seamlessly into the dining and living rooms. A floor-to-ceiling stone fireplace mantle in the living room beckons relaxation as does the covered balcony engulfed in greenbelt views. The primary suite features a gracious bedroom with balcony access, and a bathroom with a dual vanity, shower & jacuzzi tub along with a generous walk-in closet. The main house also features an office, an additional bedroom with an ensuite bathroom, a butler's pantry, a generous mudroom, and an additional full bathroom. A rare and expansive garage casita comes complete with a bedroom, full bathroom, kitchenette, and separate entrance. An oversized 2-car garage allows for plentiful



storage and parking. The beautiful greenbelt and trails are right outside your doorstep along with the opportunity for a swimming pool. This residence is the perfect lock and leave, second home residence, or tranquil abode to call home. Just down the lane, you will find the esteemed Barton Creek Country Club where 4 PGA golf courses await along with countless amenities to enjoy with family and friends. Come explore the Serenity of WatersMark.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	7795543
List Price	\$2,650,000
Sale Price	\$2,520,000
Sale Date	July 31st, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,557
Acres	1.13
Year Built	2001
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1200 Barton Creek Boulevard 36
Subdivision	Watersmark At Barton Creek
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
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Features	Common Grounds/Area, Clubhouse, Community Mailbox, Golf, Gated, Tennis Court(s), Trails/Paths
Parking	Attached
# of Garages	2
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Wood, Stone
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Backs to Greenbelt/Park, Near Golf Course, Private, Sprinklers Automatic, Trees Large Size
Windows	Skylight(s)
Roof	Metal
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin