

\$1,925,000 - 3405 Beartree Circle, Austin

MLS® #8304932

\$1,925,000

4 Bedroom, 4.00 Bathroom, 4,303 sqft
Residential on 0.75 Acres

Briarpatch, Austin, TX

Enjoy 1.79 tax rate & Lake Austin views from this remodeled home perched on an oversized 0.75 acre cul de sac lot. Serene, west Austin hill country living with a quick commute to 2222/360. Expansive chef's kitchen with double islands, quartz countertops, custom built-ins, stainless steel appliances pot filler, double ovens & recessed lighting. Enjoy ease of entertaining with butler's pantry on the way to the formal dining area. Living room boasts lovely hardwood floors, fireplace, and a wall of over sized windows. Flexible floor plan with dedicated office, formal dining, kitchen, family room, and a powder room on the main level. Upstairs, you'll find the stunning primary retreat with an oversized balcony and gorgeous lake views, custom closets, dual sinks, free standing tub and separate shower, plus laundry room, two additional bedrooms and guest bath. Head downstairs to entertain your guests in the bar & theater area which also boasts a guest suite with full bath. Continue entertaining as you exit through french doors to a gorgeous & private outdoor oasis which includes pool, spa, fireplace, and fold down tv to watch the big games. Recent roof, gutters, and stucco. Low tax rate and no HOA.

2 minute drive to the recently updated Ski Shores or Emma Long Metropolitan Park (1142 acre park-featuring open space, camp sites, boat ramps, picnic table sites and a designated swimming area.) Multiple parks, hike and bike trails nearby. Close to Austin



Country Club,
River Place Country Club, Davenport Village,
St. Stephen's, Target, HEB, theater, and
numerous restaurants
12 miles to the Domain, Just 14 miles to UT,
Downtown Austin, and 26 miles to Austin
Bergstrom International Airport.

Built in 1983

Essential Information

ListingFeed	abor_vow
MLS® #	8304932
List Price	\$1,925,000
Sale Price	\$1,800,000
Sale Date	March 10th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,303
Acres	0.75
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3405 Beartree Circle
Subdivision	Briarpatch
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Sewer Available, Water Connected
Features	Lake, Trails/Paths

Parking	Attached, Garage, Electric Vehicle Charging Station(s)
# of Garages	2
View	Trees/Woods, Water
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Double Oven, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s), Bar Fridge, Convection Oven, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric, Multi Units
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Outside, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Trees Large Size
Windows	Window Treatments
Roof	Composition
Construction	Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum