

# \$2,200,000 - 2704 Bartons Bluff Lane, Austin

MLS® #8949442

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## \$2,200,000

4 Bedroom, 4.00 Bathroom, 3,168 sqft  
Residential on 0.56 Acres

Wallingwood Sec 02-A, Austin, TX

Perfectly situated just minutes to Downtown, Zilker Park, the Green Belbelt, and Barton Creek Mall, this turnkey home presents a rare opportunity to reside in the gated community of Palisades at Barton Creek, which offers luxury in Eanes ISD district.

The half-acre lot backs onto a greenbelt, providing tranquility. Curb appeal at its finest, the beautifully low-maintenance landscaped front yard leads to a sun-filled 3168 sq ft interior with 4 bedrooms + spacious office, multiple living spaces surrounded by lush outdoor views.

The sun-filled living area boasts a fireplace, custom White Oak shelving, and views of the terrace, pool, and trees. The entire home has European Oak floors, new light fixtures, Minka fans, and a REMI Halo UV air purifying system. The primary bedroom, conveniently located on the main floor, features grasscloth wallpaper, built-in blackout shades, a walk-in closet, and a spa-inspired bathroom with custom cabinetry, mirrors, Birzo plumbing, a frameless shower & separate soaking tub. The exquisitely designed powder bath features high-end cabinetry, mirrors, and fixtures and is conveniently adjacent to the living area. The living room leads to an inviting all-white kitchen, renovated in 2020 with high-end finishes and a walk-in pantry, and is conveniently located next to the dining space, capturing views of the gorgeous and private outdoor area. Completing the main floor is a laundry room complete with cabinets, high-end



countertops, and a new sink and faucet.Â Â Â  
Step outside to your private outdoor oasis,  
which features a spacious in-ground heated  
pool, hot tub, extensive deck, and multiple  
outdoor spaces.

Upstairs, a secondary living space leads to an  
outdoor deck with tree views and a glimpse of  
downtown Austin. Three spacious bedrooms  
with beautiful views, one with an en-suite, and  
a jack-and-jill bathroom complete the upper  
level. With over \$163K in upgrades since 2020  
and no carpet, this home offers modern living  
at its finest.

Built in 1993

### Essential Information

ListingFeed	abor_vow
MLS® #	8949442
List Price	\$2,200,000
Sale Price	\$2,125,000
Sale Date	July 2nd, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,168
Acres	0.56
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2704 Bartons Bluff Lane
Subdivision	Wallingwood Sec 02-A
City	Austin
County	Travis
State	TX
Zip Code	78746

## Amenities

Utilities	Electricity Available, Natural Gas Available, Water Connected
Features	Gated
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Kitchen Level
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	None
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Dishwasher, ENERGY STAR Qualified Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s), Multi Units, See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, Rain Gutters, See Remarks
Lot Description	Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Views
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Masonry, Stone
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake