

\$2,100,000 - 2304 Cliffs Edge Drive, Austin

MLS® #9397755

\$2,100,000

5 Bedroom, 5.00 Bathroom, 4,875 sqft
Residential on 0.27 Acres

Barton Creek West, Austin, TX

** Multiple offers received, deadline for best and final offers Monday, January 30 12 PM **
This fully remodeled 5 bedroom home with dual offices offers a myriad of thoughtful and spacious amenities both inside and out, delivering comfortable and stylish family living and entertaining all year round. From the gorgeous newly installed windows and doors to the beautiful trees and landscaping to the custom metal railings for the front and back stairs, this home checks all the boxes. Its recent updating and addition by Stuart Homes brought it to a level not often found in this neighborhood. In addition to a striking foyer, flanked by a sunken dining room and a large office with lovely windows, the downstairs is home to a great room with a custom media wall, a wood-burning fireplace, and an updated gourmet kitchen intentionally designed for the home chef, with a Bertazzoni induction cooktop, two full ovens, a pot filler, and a built-in restaurant style Jenn-Air refrigerator, all framed-in with modern shaker cabinetry and stunning porcelain countertops and backsplash. The home's first-floor spacious owner's suite is a true retreat: it features a large bedroom and sitting room anchored by an electric fireplace, a roomy custom closet, a relaxing spa-like bathroom, and patio doors that open to the private backyard oasis that backs to the nature preserve. The outdoor living space is unparalleled with newly updated tile coping around the pool and spa, a firepit perfect for



â€™mores, and a complete outdoor kitchen with covered living and dining areas. Perhaps the jewel of this home is the newly added second-story lifestyle wing which includes another dedicated office space, a workout room with rubber floors and wall of mirrors, and a huge family room with plenty of space. Other features include a walk-in pantry wired to hold small appliances in the kitchen, a large cedar closet for out-of-season storage, 100% wool carpet, and a garage wired to charge an electric vehicle.

Built in 1992

Essential Information

ListingFeed	abor_vow
MLS® #	9397755
List Price	\$2,100,000
Sale Price	\$2,115,000
Sale Date	February 28th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,875
Acres	0.27
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2304 Cliffs Edge Drive
Subdivision	Barton Creek West
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Pet Amenities, Playground, Park, Pool, Trails/Paths
Parking	Attached, Door-Multi, Garage Faces Front, Garage
# of Garages	2
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Range, Built-In Oven, Dishwasher, Disposal, Microwave, Tankless Water Heater, Built-In Refrigerator, Double Oven, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Wood Burning, Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Insulated Windows, Window Treatments
Roof	Composition, Shingle
Construction	Brick, Masonry
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake