

# \$1,995,000 - 1504 Barton Hills Drive, Austin

MLS® #9458902

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## \$1,995,000

4 Bedroom, 3.00 Bathroom, 2,313 sqft  
Residential on 0.47 Acres

Barton Terrace Sec 02, Austin, TX

Irreplaceable .46 acre lot with huge build or expansion envelope draped in trees in Barton Hills! For those looking to build on a unicorn lot or do a luxe add-on/remodel, this is an oasis in the heart of vibrant and exciting Austin.

Gorgeous pool, patio, gazebo as well as cozy fire pit already in place! A 2-minute stroll has you arrive at the soul of Austin, Barton Springs and Zilker Park to relish all things Austin as well as the revered annual ACL festivals.

Multiple entry points to the famed Barton Creek Greenbelt in several directions. Home is VERY livable as-is and has had quality updates over the last 20 years. Live in it as you create your long-term vision or even rent out to offset holding costs while you design! The exterior begs for entertaining with amazing privacy, connection to nature and the pool has plentiful features to take it all in.

Home is flexible MIL floor plan within its 4 bedroom and 3 full bath layout. Custom era-specific Pella windows, craftsman level woodwork (including cabinets) throughout, high-end appliances, wood floors and even historic brick integrated into the original build.

Built in 1964

## Essential Information

ListingFeed           abor\_vow

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List Price	\$1,995,000
Sale Price	\$1,972,000
Sale Date	July 29th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,313
Acres	0.47
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1504 Barton Hills Drive
Subdivision	Barton Terrace Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Natural Gas Connected, Sewer Connected
Features	Common Grounds/Area, Internet Access, Park, Pool, Trails/Paths
Parking	Attached, Circular Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Outdoor Grill, Rain Gutters, See Remarks, Arbor
Lot Description	Back Yard, Landscaped, Native Plants, Many Trees, Trees Large Size, Trees Medium Size
Windows	Bay Window(s), Double Pane Windows, Skylight(s)
Roof	Asphalt
Construction	Brick, Frame, Vinyl Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin