

# \$1,695,000 - 2645 Barton Hills Drive, Austin

MLS® #9462663

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## \$1,695,000

4 Bedroom, 2.00 Bathroom, 2,196 sqft  
Residential on 0.27 Acres

Horseshoe Bend Sec 02, Austin, TX

Stunning, 4 bedroom, single-story Barton Hills home. A classic design with an inspired, extensive remodel/addition from 2014. This home has been meticulously loved and maintained, and it shows. The lush and mature landscaping provide resort-like serenity and privacy. The open concept layout is great for entertaining and easy living. Some of the upgraded features include: Toto sink fixtures and toilets, Moen showers, anodized aluminum picture and casement windows, a Western Window Systems commercial grade back door, updated PEX plumbing, fully updated electrical system including expanded service panel, Bryant 2-stage AC and gas furnace, an on-demand Rinnai water heater to each side of the home (one supplies the bathrooms only, the other supplies the kitchen and laundry), custom Espinela quartzite (exotic grade) countertops in kitchen and both baths, custom Plyboo bamboo kitchen cabinetry, wired in-ceiling 3-way surround sound speakers in the living areas, Cat 6 Ethernet cabling to the great room, primary bedroom and front bedroom with a junction patch panel in the master bedroom closet (where Google Fiber and Spectrum Cable inputs feed), an Almost Heaven 8 person Western red cedar outdoor barrel sauna with a Harvia (from Finland) 40-amp 8kW heater and an adjacent outdoor shower, significant landscaping upgrades including custom stonework, a drip irrigation system to all trees/shrubs/beds serving both front and back yards, drought



tolerant Palisades Zoysia turf grass, numerous fruit trees (peach, plum, apricot, pineapple guava, cherry guava, loquat), backyard privacy fencing with 8-foot Western red cedar premium grade pickets (no knot holes) and steel posts installed by Viking Fence. The location and neighborhood is one of the very best in the city and just a short walk to the Gus Fruh entrance to the Barton Creek Greenbelt. You'll also be able to ride your bike to Zilker Park, Barton Springs, South Lamar, and all that downtown Austin has to offer.

Built in 1975

### Essential Information

ListingFeed	abor_vow
MLS® #	9462663
List Price	\$1,695,000
Sale Price	\$1,915,000
Sale Date	August 25th, 2021
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,196
Acres	0.27
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2645 Barton Hills Drive
Subdivision	Horseshoe Bend Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available
Features	Internet Access, Trails/Paths
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
View	None
Waterfront	None

### **Interior**

Interior	Concrete, Tile
Appliances	Dishwasher, Free-Standing Gas Range, Disposal
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Landscaped, Native Plants
Windows	Aluminum Frames
Roof	Composition
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin