

# \$1,800,000 - 2702 Creeks Edge Parkway, Austin

MLS® #9496614

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## \$1,800,000

5 Bedroom, 4.00 Bathroom, 4,406 sqft  
Residential on 0.34 Acres

Barton Creek West, Austin, TX

Super easy to show. This stunning residence in prestigious Barton Creek West neighborhood, boasting 5 bedrooms & 3 1/2 baths with an expansive 4400 ft.Â² of living space is set on a sprawling third of an acre. Step outside to a private oasis, where an inviting in-ground pool awaits, accompanied by a hot tub & back patio, providing a serene setting. The spacious backyard is a true haven, featuring plenty of shade and a refreshing breeze, making it an ideal retreat for outdoor activities and gatherings. Enjoy the breathtaking views of the Barton Creek Habitat Preserve, connecting you to the beauty of nature right from your doorstep. The convenience of trail and creek access through the back gate allows for seamless exploration and outdoor adventures of the 7 miles of trails and the 400 acres of Greenbelt. The property boasts mature, well-cared-for trees that add a touch of natural elegance to the landscape. Abundant natural light fills the interiors, creating a warm and inviting ambiance throughout the home. The exquisite tile flooring & the circular staircase make a striking first impression, while high ceilings and a skylight further enhance the sense of openness and airiness. Gourmet kitchen is a culinary enthusiastâ€™s dream, complete with abundant cabinets and a huge granite center island that provides ample space for meal preparation and casual dining. The home offers a perfect balance between privacy and luxury, with a massive master bedroom



featuring his and hers closets and a see-through fireplace, creating a cozy and romantic atmosphere. Additionally, there is a first-floor study for convenience and productivity, as well as an additional study or art room upstairs, providing flexible space to suit your needs. Located just moments away from the Galleria Mall & Westlake, youâ€™ll have easy access to a variety of shopping and dining options. 2 pools, sports court, and massive playground are a short walk away. This home is complemented by its exemplary Eanes schools.

Built in 1992

### Essential Information

ListingFeed	abor_vow
MLS® #	9496614
List Price	\$1,800,000
Sale Price	\$1,792,125
Sale Date	September 14th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,406
Acres	0.34
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2702 Creeks Edge Parkway
Subdivision	Barton Creek West
City	Austin
County	Travis
State	TX
Zip Code	78733

## **Amenities**

Utilities	Electricity Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Trails/Paths
Parking	Attached, Garage
# of Garages	3
View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
Waterfront	Creek
Has Pool	Yes

## **Interior**

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Exhaust Fan, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom, Wood Burning
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs to Greenbelt/Park, Sprinklers Automatic, Trees Medium Size
Windows	Window Treatments
Roof	Composition
Construction	Masonry
Foundation	Slab

## **School Information**

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake