

\$1,995,000 - 2206 Warbler Way, Austin

MLS® #9914919

\$1,995,000

4 Bedroom, 5.00 Bathroom, 4,530 sqft
Residential on 0.71 Acres

Barton Creek Abc West Phs 1, Austin, TX

This traditional home in the Barton Creek neighborhood is one with exceptional amenities including an open floor plan, wood floors, granite countertops, soaring ceilings, stainless appliances, and center island. The open concept allows for oversized windows to bring in natural light throughout. The kitchen opens to the large living room with fireplace and breakfast nook. The main level primary suite is complete with spa bath and walk in closet, while on the second level there are two bedrooms each with en-suite baths. Also on the main floor is a secondary bedroom with en-suite bath that can also serve as a study or home office. The spacious and private backyard has spectacular views that overlook the Barton Creek Canyonlands, a swimming pool with spa and outdoor grill on a stone patio. Situated on a cul-de-sac, in one of the most popular sections of Barton Creek, it is within proximity to all of the amenities the community has to offer including the Barton Creek Country Club, St. Gabriel's and St. Michael's Private Schools. Just minutes to downtown, the airport, and Lake Austin, this is the ideal place to call home.



Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	9914919

List Price	\$1,995,000
Sale Price	\$2,050,000
Sale Date	August 11th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,530
Acres	0.71
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2206 Warbler Way
Subdivision	Barton Creek Abc West Phs 1
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Clubhouse, Golf, Gated, Tennis Court(s)
Parking	Attached, Garage Faces Side
# of Garages	3
View	Park/Greenbelt, Hills
Waterfront	None
Has Pool	Yes

Interior

Interior	Stone, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room

# of Stories	2
Stories	Two

Exterior

Exterior Features	Outdoor Grill
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows, Plantation Shutters, Tinted Windows
Roof	Tile
Construction	Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	Other
High	Austin