

\$1,245,000 - 2308 Matador Cir, Austin

MLS® #1084358

\$1,245,000

3 Bedroom, 2.00 Bathroom, 2,052 sqft

Residential on 0.65 Acres

Westlake Highlands Sec 02, Austin, TX

Perched in the hills of Westlake Highlands, 2308 Matador Cir offers a rare opportunity to remodel, redevelop, or hold income-producing property in one of Austin's most coveted pockets. Set on a 0.646-acre lot with no rear neighbors, this elevated homesite enjoys protected, southwest-facing canyon and hill country views—perfectly positioned to capture glowing sunset skies from the back deck.

The existing residence spans approximately 2,052 square feet, featuring vaulted ceilings, a dramatic stone fireplace, walls of windows flooding the space with natural light, and a spacious back patio that immerses you in the treetops. The home is in rentable condition and previously leased at \$3,250/month, providing excellent interim value while plans for future improvements or new construction are explored.

Recent survey and geotechnical reports are available to expedite design work. Located within Austin's 2-Mile ETJ, the property benefits from: No City of Austin property taxes - Fewer permitting hurdles through Travis County - Greater flexibility for custom builds or renovations

Zoned to Eanes ISD (Bridge Point Elementary, Hill Country Middle, Westlake High), this property combines privacy, versatility, and long-term upside just minutes from downtown



and Lake Austin

Built in 1978

Essential Information

MLS® #	1084358
Price	\$1,245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.65
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,TreesWoods
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Community Information

Address	2308 Matador Cir
Area	8E
Subdivision	Westlake Highlands Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Driveway, Garage Faces Side
# of Garages	2

Interior

Interior	Concrete, Tile
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Central

# of Fireplaces	1
Fireplaces	Raised Hearth, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Native Plants, Many Trees, Views, Sloped Down
Roof	Composition, Shingle
Construction	Glass
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	September 17th, 2025
Days on Website	24
Days on Market	2

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