\$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 viewsâ€"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







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 Under Contract

Water Feature/View

View Hills, Panoramic, Trees Woods

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 Tile, Concrete

Appliances Dishwasher, Microwave, Refrigerator, Built-In Oven, Electric Cooktop

Heating Central

of Fireplaces 1

Fireplaces Raised Hearth, Stone, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Balcony

Lot Description Sloped Down, Native Plants, Many Trees, Views

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 45
Days on Market 41

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