

# \$2,450,000 - 2305 Barton Creek Blvd 36, Austin

MLS® #3525281

**\$2,450,000**

4 Bedroom, 4.00 Bathroom, 3,772 sqft

Residential on 0.50 Acres

Fairways On Fazio At Barton Creek, Austin, TX

Imagine stepping off your back patio and onto the first fairway of a Top 50 golf course! Welcome to The Fairways, a premier lock and leave condo community on the acclaimed OMNI Fazio Course, ranked among the nation's Top 50 golf courses. Exclusive, golf cart-friendly development featuring 50 beautifully updated condos that combine modern elegance with a relaxed lifestyle. A highlight of The Fairways is the Pinehurst, a spacious floor plan with 3,700+ sqft of living space. Built in 1998 & recently remodeled, this home features fresh design touches & high-quality upgrades, and is located directly on the first fairway. Inside, an airy, open-concept layout flows from the living & dining areas to a remodeled kitchen with quartzite counters, a large island, high-end appliances, & a gas range—perfect for entertaining. Cozy living spaces include an elegant fireplace with gas logs upstairs, while the spacious downstairs entertainment room adds flexibility. Dual primary suites, one on each level, provide privacy for residents and guests. The home boasts modern features like new programmable HVAC units, an aerodynamic fan system, and updated bathrooms with bidets and Smart Glass windows for privacy without sacrificing natural light. Outdoors, two covered terraces overlook the Fazio Course's 1st fairway, ideal for relaxing after a day on the links. A transferrable social membership to Barton



Creek Country Club is available for access to even more leisure opportunities. With new wood flooring upstairs, smart home upgrades, an attached two-car garage, plus a golf cart garage, this home is designed for a luxurious, convenient lifestyle. This community is one of two exclusive Omni communities in which you may own your own golf cart and drive to play golf every day. Located minutes from the Omni Resort, Barton Creek Greenbelt, and St. Michaelâ€™s Catholic Preparatory School and 20 minutes to downtown Austin, The Fairways offers the perfect blend of luxury, leisure, and location.

Built in 1998

**Essential Information**

MLS® #	3525281
Price	\$2,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,772
Acres	0.50
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	GolfCourse
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**Community Information**

Address	2305 Barton Creek Blvd 36
Area	W
Subdivision	Fairways On Fazio At Barton Creek
City	Austin
County	Travis
State	TX

Zip Code 78735

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected

Features Clubhouse, Community Mailbox, Golf, Gated, See Remarks, Tennis Court(s)

Parking Attached, Door-Multi, Garage, Golf Cart Garage

# of Garages 2

Garages Garage Door Opener

### **Interior**

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, Washer, ENERGY STAR Qualified Refrigerator

Heating Central, Fireplace(s)

# of Fireplaces 1

Fireplaces Living Room, Gas Log

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Private Yard, Rain Gutters, See Remarks

Lot Description Sprinklers In Rear, Sprinklers In Front, Views, On Golf Course, See Remarks

Roof Tile

Construction Masonry, Stone Veneer

Foundation Slab

### **School Information**

District Austin ISD

Elementary Oak Hill

Middle O Henry

High Austin

### **Additional Information**

Date Listed April 9th, 2025

Days on Website 188

Days on Market 179

HOA Fees 410

HOA Fees Freq.    Monthly

Gated Community   Yes

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