

\$1,995,000 - 2305 Barton Creek Blvd 28, Austin

MLS® #6074732

\$1,995,000

3 Bedroom, 3.00 Bathroom, 3,304 sqft

Residential on 0.50 Acres

Fairways On Fazio At Barton Creek Co,
Austin, TX

Beautiful three-bedroom single-story, stone garden home in the Fairways at Barton Creek. There are 50 units in the private, gated community, which offers direct access to the Fazio Foothills golf course. Nearby and just a golf cart ride away is the Omni Resort and the Barton Creek Country Club with ample restaurants options. Enjoy scenic wooded views along the Fazio golf course from the expansive back patio that is covered and uncovered. Large windows bringing in an abundance of natural light and high ceilings all add to the beautiful ambiance of this home. The private, gated courtyard greets you at the front of the house, a perfect place for potted plants and relaxing on patio. At the front of the home is a large dining room that opens to the living room that has a double-sided fireplace. On the other side of the stone fireplace is the second living space with the kitchen and kitchen dining area. The kitchen is lovely with a window over the sink, a walk in pantry, breakfast bar and a center island. The primary suite at the back of the home includes doors to the back patio, two walk-in closets, a soaking tub, double sinks and a walk-in shower. There are two additional large secondary bedrooms, each with their own bathroom. The home has a generous amount of storage space and a large utility room with additional storage and a sink. A true one story with tile and carpet floors throughout, two graciously large living areas, multiple outdoor living spaces, and floor to



ceiling windows and doors are just a few of the fabulous features of this stunning home. The two-car attached garage also has a golf cart garage space. Indulge in the golf and country club community with direct access to the club. Jump in your golf cart and drive over to Barton Creek Country Club. The home is perfect for those seeking a lock and leave lifestyle or a year-round retreat in the Barton Creek community. A beautiful home with a resort living lifestyle, this home truly has it all.

Built in 1998

Essential Information

MLS® #	6074732
Price	\$1,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,304
Acres	0.50
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	GolfCourse,TreesWoods
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Community Information

Address	2305 Barton Creek Blvd 28
Area	W
Subdivision	Fairways On Fazio At Barton Creek Co
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Features	None
Parking	Attached, Garage Faces Front, Garage
# of Garages	2

Interior

Interior	Carpet, Tile
Appliances	Cooktop, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central
# of Fireplaces	2
Fireplaces	Living Room, Dining Room, Double Sided, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Yard, Front Yard, Near Golf Course, Landscaped, Native Plants, On Golf Course, Many Trees, Sprinklers Automatic, Trees Medium Size
Roof	Tile
Construction	Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

Additional Information

Date Listed	May 3rd, 2025
Days on Website	165
Days on Market	155
HOA Fees	410
HOA Fees Freq.	Monthly

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