

\$1,945,000 - 2717 Bartons Bluff Ln, Austin

MLS® #6197651

\$1,945,000

4 Bedroom, 3.00 Bathroom, 4,122 sqft

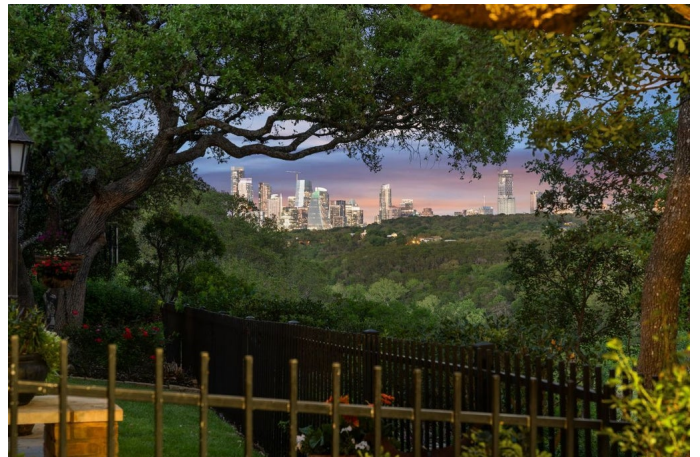
Residential on 0.30 Acres

Wallingwood Sec 02-A, Austin, TX

An Exclusive Haven with Iconic Austin Views

ONLY \$484/sf in Eanes ISD with amazing views! So close to all the action of Austin Texas yet feels like you are on your own oasis.

Enjoy the sweeping views of The Barton Creek Greenbelt from Loop 360 to Zilker Park and a full view of Downtown from your backyard where you can sit and watch your private fireworks show! Homes on this gated and private street rarely come on the market. This home has a massive amount of natural light and is well maintained and on a beautiful setting and ready to move-in or put your own thumbprint. A bedroom and full bath downstairs is a perfect in-law or guest room and just off one of the three living spaces. A nice kitchen opens to the very large den with a fireplace and built-ins ready to hold your memories. The breakfast table will be a favorite spot to sit as you look out on the greenbelt and amazing vegetation. Upstairs you will find a huge primary suite and a home office made of glass walls to bring the outside in. In addition, there are two secondary bedrooms upstairs with a Jack-n-Jill bath. Another living space at the other end of the second floor with enough room for a TV spot and a playroom. And, off of this living space, there is a private balcony to watch the sun come up over the bluff or enjoy your morning coffee in your yard to watch downtown wake up! The beautiful landscaping, outdoor lighting and water features are wonderful, and the



owners have won 'Yard of the Month' many times! Side-entry oversized 2-car garage. To allow for additional outdoor living space, the owners had the utility easement along the property line vacated to give an additional 7.5 feet of fenced area in the back. (see notes under "rooms" regarding kitchen range/venting) An appraiser measured to get a more accurate Square Footage - It's simply a must-see!

Built in 1994

Essential Information

MLS® #	6197651
Price	\$1,945,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,122
Acres	0.30
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	City,ParkGreenbelt,CreekStream,TreesWoods
------	---

Community Information

Address	2717 Bartons Bluff Ln
Area	8E
Subdivision	Wallingwood Sec 02-A
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer
-----------	--

	Connected
Features	Gated, Trash Pickup Door to Door, Trails/Paths
Parking	Driveway, Garage, Garage Faces Side, Kitchen Level
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Plumbed For Ice Maker
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Bluff, Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views, Moderate Trees
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	April 14th, 2025
Days on Website	186
Days on Market	183
HOA Fees	215
HOA Fees Freq.	Quarterly
Gated Community	Yes

Property Listed by: Christie's Int'l Real EstateThe information being provided is for consumers' personal,

non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 19th, 2025 at 12:01am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.