

# \$2,585,000 - 2902 Cedarview Dr, Austin

MLS® #6410798

**\$2,585,000**

4 Bedroom, 5.00 Bathroom, 3,234 sqft

Residential on 0.21 Acres

Barton Hills Sec 02, Austin, TX

\*\*\*Reduced over \$135,000 from original list price\*\*\* Nestled in highly sought-after Barton Hills, this thoughtfully designed home blends luxury, functionality, and modern sustainability. A gated, landscaped front yard with a covered patio offers a warm welcome and privacy, leading into a spacious open-concept interior enhanced by rich teak flooring, abundant natural light, and motorized shades.

The chef's kitchen features a commercial-grade KitchenAid six-burner range with griddle and double ovens, quartz countertops, an oversized island, and extensive cabinetry for optimal storage. The adjoining living and dining areas flow seamlessly to the front and back patios—ideal for entertaining or relaxing in nature.

The main-level primary suite serves as a private retreat with dual closets, a spa-style soaking tub, walk-in shower, dual vanities, and access to a secluded patio. An additional ensuite bedroom on the main floor provides flexibility for guests or multi-generational living.

Upstairs, two more bedrooms accompany a versatile loft ideal for a home office, media room, or play area. A striking glass-enclosed fitness room completes the upper level, offering panoramic greenbelt views and a light-filled setting for daily workouts.

2020 updates include the addition of the



upstairs exercise room, the dining roomâ€™s three-panel sliding door, and added cabinetry and built-ins in the laundry room.

The terraced backyard offers a tranquil escape, featuring a covered patio with electric shade, greenbelt views, and no rear neighbors for added privacy. Energy-efficient upgrades include 2024 solar panels with two Tesla charging banksâ€”cutting energy costs by about 60%, with an average monthly bill near \$100â€”plus spray foam insulation, a metal roof, and four zoned Honeywell smart thermostats. Additional amenities include a well-appointed laundry room with built-in cabinetry and utility sink, plus an oversized two-car garage with integrated storage.

Built in 2016

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6410798                 |
| Price          | \$2,585,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 3,234                   |
| Acres          | 0.21                    |
| Year Built     | 2016                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|      |                               |
|------|-------------------------------|
| View | ParkGreenbelt,Hills,Panoramic |
|------|-------------------------------|

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 2902 Cedarview Dr |
| Area    | 7                 |

|             |                     |
|-------------|---------------------|
| Subdivision | Barton Hills Sec 02 |
| City        | Austin              |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78704               |

### **Amenities**

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected |
| Features     | Internet Access, Street Lights, Curbs                                                                 |
| Parking      | Attached, Garage                                                                                      |
| # of Garages | 2                                                                                                     |

### **Interior**

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Interior     | Carpet, Tile, Wood                                                                          |
| Appliances   | Built-In Oven, Double Oven, Dishwasher, Disposal, Microwave, Built-In Gas Range, Range Hood |
| Heating      | Central, Electric, Heat Pump                                                                |
| # of Stories | 2                                                                                           |
| Stories      | Two                                                                                         |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters, See Remarks, Uncovered Courtyard |
| Lot Description   | Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Private    |
| Roof              | Metal                                                                  |
| Construction      | HardiPlank Type, Masonry                                               |
| Foundation        | Slab                                                                   |

### **School Information**

|            |              |
|------------|--------------|
| District   | Austin ISD   |
| Elementary | Barton Hills |
| Middle     | O Henry      |
| High       | Austin       |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 30th, 2025 |
| Days on Website | 171              |
| Days on Market  | 170              |

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