

# \$722,000 - 240 Bolton Dr, Austin

MLS® #6537629

**\$722,000**

3 Bedroom, 4.00 Bathroom, 3,406 sqft  
Residential on 0.20 Acres

Belterra Ph 1 Sec 8, Austin, TX

Rare find in highly sought after Belterra! This exceptional residence is just a short stroll from Belterra Village's abundant shopping, dining, and entertainment options, where you will find something for everyone. Situated on a generous .20-acre lot, this picturesque property backs to a tranquil green space and is adorned with mature trees and a meticulously landscaped yard. Spanning an impressive 3,406 sq ft, this meticulously designed residence boasts 2 living areas, 2 dining spaces, a game room, and a media room. The living room is adorned with high ceilings and a wall of windows that showcase the serene backyard and green space, while a cozy fireplace adds warmth and charm to the ambiance. Step into the kitchen, where wood cabinetry, granite countertops, sleek black stainless appliances and a butler's pantry create a space that's as beautiful as it is functional. An elegant formal dining room and dedicated office flank the entry, while an oversized breakfast area and playroom/formal living space (or even a 4th bedroom with minimal modifications) along the back of the home offer additional versatility for everyday living. The spacious game room, with custom built-ins and a wet bar, provides the perfect setting for entertaining, while the adjacent media room is set up for stadium seating and wired for surround sound, creating an immersive experience for game and movie nights alike. Retreat to the primary suite, where a true sanctuary awaits with a door to



the back patio and a spa-like ensuite bath featuring separate vanities, a soaking tub, and a walk-in shower. Outdoor living is equally impressive, with a covered back patio and expansive deck offering breathtaking views and a sense of peace and privacy that is unmatched.

Built in 2003

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6537629                 |
| Price          | \$722,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,406                   |
| Acres          | 0.20                    |
| Year Built     | 2003                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|      |                          |
|------|--------------------------|
| View | ParkGreenbelt,TreesWoods |
|------|--------------------------|

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 240 Bolton Dr       |
| Area        | HD                  |
| Subdivision | Belterra Ph 1 Sec 8 |
| City        | Austin              |
| County      | Hays                |
| State       | TX                  |
| Zip Code    | 78737               |

**Amenities**

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Utilities | Electricity Available, Sewer Connected, Underground Utilities, Water Connected, Propane |
|-----------|-----------------------------------------------------------------------------------------|

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Features     | Community Mailbox, Fitness Center, Playground, Park, Pool, Sidewalks, Trails/Paths, Trash Pickup Door to Door |
| Parking      | Attached, Door-Single, Driveway, Garage Faces Front, Garage, Oversized                                        |
| # of Garages | 3                                                                                                             |

## Interior

|                 |                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------|
| Interior        | Carpet, Tile                                                                              |
| Appliances      | Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood |
| Heating         | Central, Fireplace(s)                                                                     |
| # of Fireplaces | 1                                                                                         |
| Fireplaces      | Gas, Living Room                                                                          |
| Stories         | One and One Half                                                                          |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Exterior Steps, Private Yard, Rain Gutters                              |
| Lot Description   | Interior Lot, Landscaped, Sprinklers Automatic, Trees Large Size, Views |
| Roof              | Composition                                                             |
| Construction      | Stone, Stone Veneer                                                     |
| Foundation        | Slab                                                                    |

## School Information

|            |                         |
|------------|-------------------------|
| District   | Dripping Springs ISD    |
| Elementary | Rooster Springs         |
| Middle     | Dripping Springs Middle |
| High       | Dripping Springs        |

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 30th, 2025 |
| Days on Website | 259                |
| Days on Market  | 225                |
| HOA Fees        | 144                |
| HOA Fees Freq.  | Quarterly          |

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