

\$1,400,000 - 3401 Beartree Cir, Austin

MLS® #6984809

\$1,400,000

4 Bedroom, 4.00 Bathroom, 3,412 sqft

Residential on 1.01 Acres

Briarpatch, Austin, TX

PANORAMIC LAKE AUSTIN VIEWS! Escape to your own private retreat just 30 minutes from downtown Austin in this stunning, one-of-a-kind home. Tucked away on a quiet cul-de-sac with no direct neighbors, this lush, tree-filled acre offers privacy, serenity, and sweeping views of Lake Austin (**but NO LAKE ACCESS from the property**). Unique architectural details—including a dramatic double-sided, two-story fireplace—add character and warmth to the open-concept living space. Walls of Andersen windows and expansive patios blur the line between indoors and out, creating the ultimate setting for lake life. The chef-worthy kitchen is a showstopper, featuring Bosch appliances, refrigerator drawers, a spacious center island, and endless custom storage. The main level includes the main living and dining areas plus two guest bedrooms with a shared Jack-and-Jill bath. Upstairs, the luxe primary suite enjoys jaw-dropping lake views and direct patio access, along with a flexible second living area and a fourth bedroom with en-suite bath. There's plenty of room to add a pool, outdoor kitchen, or anything else you envision. Just 4 minutes to iconic Ski Shores Cafe is practically in your backyard. With a low 1.5% tax rate, owned solar panels (not shown in photos), and an EV charger included, this home offers luxury, efficiency, and a lifestyle you'll love. Don't miss this rare opportunity to own a slice of Lake Austin paradise!



Built in 1980

Essential Information

MLS® #	6984809
Price	\$1,400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,412
Acres	1.01
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	Hills,Lake,Panoramic,River
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Community Information

Address	3401 Beartree Cir
Area	RN
Subdivision	Briarpatch
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Available
Features	See Remarks
Parking	Off Street

Interior

Interior	Laminate, Tile, Wood, Carpet Free
Appliances	Dryer, Dishwasher, Free-Standing Range, Disposal, Microwave, Oven, Refrigerator, Convection Oven, Electric Cooktop, Electric Water Heater, Stainless Steel Appliance(s), Water Softener Owned
Heating	Central
# of Fireplaces	2

Fireplaces	Living Room, See Remarks, See Through
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, Balcony
Lot Description	Trees Large Size, Cul-De-Sac
Roof	Metal
Construction	Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	June 28th, 2025
Days on Website	110
Days on Market	95

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