

CENTURY 21[®]

Judge Fite Company



2305 BARTON CREEK BOULEVARD UNIT 20

AUSTIN, TX 78735



\$2,335,000



3,772 sqft



4 beds



4 baths

DESCRIPTION

Beautifully updated home in the Fairways at Barton Creek. Welcome to this tastefully renovated home in the sought-after Fairways community of Barton Creek. Light, bright, and move-in ready, the residence offers scenic views, multiple outdoor living spaces, and a prime location next to Barton Creek Country Club. The home lives like a one-story, with the oversized primary suite on the main level and three additional bedrooms plus two full baths downstairs. With three living areas, two up and one down, there is space for everyone to gather or unwind. The chef's kitchen is the heart of the home, featuring honed white marble countertops, Viking stainless steel appliances, a Sub-Zero refrigerator, warming drawer, double French-door oven, large center island, and a breakfast nook. It opens seamlessly to the great room, perfect for relaxed evenings or casual entertaining. The serene primary suite includes two walk-in closets and spa-like bath with soaking tub, dual vanities, marble countertops, and walk-in shower. A private door leads directly to the upper covered patio - ideal for morning coffee or relaxing evenings. Additional highlights include wood floors throughout, high ceilings, abundant natural light, a whole-house air filtration system, Levolor cellular shades, and a large utility room. The two-car garage also offers a dedicated golf cart space. Exclusions include drapes in the living area adjacent to the kitchen, formal dining room, the pink drapes in the bedroom downstairs, and the chandeliers in the breakfast room and formal dining room, both family heirlooms. The Fairways is a private, gated community of just 50 residences with direct access to the Fazio Foothills golf course. Residents enjoy proximity to Barton Creek Country Club, creating a true resort-style lifestyle. The homeowner pays 2 HOA dues: Fairways HOA dues & Barton Creek HOA dues. HOA dues cover the entrance gates and landscaping in common areas. Enjoy direct access to Barton Creek Country Club.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Active

MLS: 3654650

YEAR BUILT: 1998

COUNTY: Travis

TRACT OR SUBDIVIION: Fairways On Fazio At Barton Creek Co

LIST DATE: 08/25/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: W

SQUARE FEET: 3,772

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.5

LOT SIZE (SQFT): 21,710

INTERIOR FEATURES

FIREPLACE:

- GasLog
- LivingRoom

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- SelfCleaningOven
- StainlessSteelAppliances
- WarmingDrawer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Attached
- Garage
- GolfCartGarage
- GarageDoorOpener
- KitchenLevel

LOT DESCRIPTION:

- BackYard
- NearGolfCourse
- ManyTrees
- SprinklersAutomatic
- SprinklersInGround
- TreesMediumSize

ROOF TYPE:

- Tile

YARD/GROUNDS:

- Balcony
- RainGutters
- SeeRemarks

SIDING:

- StoneVeneer

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- None

UTILITIES

HEATING/COOLING:

- NaturalGas

UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- Bookcases
- CeilingFans
- SeparateFormalDiningRoom
- DoubleVanity
- EntranceFoyer
- HighCeilings
- InteriorSteps
- KitchenIsland
- MultipleLivingAreas
- MultipleDiningAreas
- MainLevelPrimary
- Pantry
- StoneCounters
- RecessedLighting
- WalkInClosets

COMMUNITY:

- None

LISTED BY: Diane Dillard

PHONE: 512.426.4368

BROKERED BY: Douglas Elliman Real Estate