

# CENTURY 21

Judge Fite Company



## 2305 BARTON CREEK BOULEVARD UNIT 28

AUSTIN, TX 78735



\$1,995,000



3,304 sqft



3 beds



3 baths

## DESCRIPTION

Beautiful three-bedroom single-story, stone garden home in the Fairways at Barton Creek. There are 50 units in the private, gated community, which offers direct access to the Fazio Foothills golf course. Nearby and just a golf cart ride away is the Omni Resort & the Barton Creek Country Club with ample restaurants options. Enjoy scenic wooded views along the Fazio golf course from the expansive back patio that is covered & uncovered. Large windows bringing in an abundance of natural light and high ceilings all add to the beautiful ambiance of this home. The private, gated courtyard greets you at the front of the house, a perfect place for potted plants and relaxing on patio. At the front of the home is a large dining room that opens to the living room that has a double-sided fireplace. On the other side of the stone fireplace is the second living space with the kitchen and kitchen dining area. The kitchen is lovely with a window over the sink, a walk in pantry, breakfast bar and a center island. The primary suite at the back of the home includes doors to the back patio, two walk-in closets, a soaking tub, double sinks and a walk-in shower. There are two additional large secondary bedrooms, each with their own bathroom. The home has a generous amount of storage space and a large utility room with additional storage and a sink. A true one story with tile and carpet floors throughout, two graciously large living areas, multiple outdoor living spaces, and floor to ceiling windows and doors are just a few of the fabulous features of this stunning home. The two-car attached garage also has a golf cart garage space. Indulge in the golf and country club community with direct access to the club. Jump in your golf cart and drive over to Barton Creek Country Club. The home is perfect for those seeking a lock and leave lifestyle or a year-round retreat in the Barton Creek community. A beautiful home with a resort living lifestyle. The homeowner pays 2 HOA dues, ask agent.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 6074732

**YEAR BUILT:** 1998

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Fairways On Fazio At Barton Creek Co

**LIST DATE:** 05/03/2025

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**800.451.8055**

**AREA:** W

**SQUARE FEET:** 3,304

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.5

**LOT SIZE (SQFT):** 21,710

## INTERIOR FEATURES

### FIREPLACE:

- DiningRoom
- DoubleSided
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- Tile

### APPLIANCES:

- Cooktop
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Attached
- GarageFacesFront
- Garage

### LOT DESCRIPTION:

- BackYard
- FrontYard
- NearGolfCourse
- Landscaped
- NativePlants
- OnGolfCourse
- ManyTrees
- SprinklersAutomatic
- TreesMediumSize

### ROOF TYPE:

- Tile

### YARD/GROUNDS:

- PrivateEntrance
- RainGutters

### SIDING:

- StoneVeneer

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- NaturalGasAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BreakfastBar
- Bookcases
- BuiltInFeatures
- CeilingFans
- CrownMolding
- SeparateFormalDiningRoom
- DoubleVanity
- EntranceFoyer
- GraniteCounters
- HighCeilings
- KitchenIsland
- MultipleLivingAreas
- MultipleDiningAreas
- MainLevelPrimary
- MultipleClosets
- NoInteriorSteps
- Pantry
- RecessedLighting
- Storage
- SoakingTub
- WalkInClosets

LISTED BY: Trace Dillard

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### COMMUNITY:

BROKERED BY: Douglas Elliman Real Estate

- None