

# CENTURY 21

Judge Fite Company



## 308 BRIARWOOD TRAIL

AUSTIN, TX 78746



\$25,000/mo



4,471 sqft



5 beds



5 baths

## DESCRIPTION

Available for leases ending by either Spring 2026 or Spring 2027 (6-9 months or 18-21 months). \$25,000/month unfurnished; furnished available at additional cost — inquire. Resort-scale backyard meets walkable Westwood. The rare combination of a fully built-out pool area — pavilion, spa, gas firepit, motorized covered patio, water features — alongside a generous stretch of flat lawn shaded by mature oaks. Built in 2022, minutes from Trianon Coffee, Texas Honey Ham, and Austin Epicure. Inside, an open floorplan with no wasted space. The kitchen anchors the home with seating for eight at the island, abundant storage, and Thermador professional appliances, flowing seamlessly into the great room and out to the covered outdoor living space. On the main level, two bedrooms - primary suite with spa bath and oversized walk-in closet, plus a guest bedroom or office/study. Upstairs, three additional bedrooms (all en-suite), game room, and dedicated exercise room. White oak floors throughout. Three-zone HVAC with Nest controls, whole-house water filtration, foam insulation, metal roof, EV charger. 4,471 sq ft on over a third of an acre. Walking distance to all three Eanes schools. Fifteen minutes to downtown. Lease terms: 6-9 month or 18-21 month term only. Property is concurrently listed for sale (MLS #4429975); if property leases first, it will be withdrawn from the sale market. Showings by appointment with 24-hour notice; listing or leasing agent must accompany. Pets under 35 lbs allowed with prior approval and subject to pet deposit and pet rent. Lessee responsible for all utilities, pool/landscape maintenance.

**PROPERTY TYPE:** Rental - SingleFamilyResidence

**MLS STATUS:** Active

**MLS:** 7885277

**YEAR BUILT:** 2022

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Westwood Sec 02

**LIST DATE:** 05/13/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 8E

**SQUARE FEET:** 4,471

**TOTAL BEDS:** 5

**FULL BATHS:** 5

**HALF BATHS:** 0

**ACRES:** 0.34

**LOT SIZE (SQFT):** 14,644

## INTERIOR FEATURES

### FIREPLACE:

- DiningRoom
- FamilyRoom

### FLOOR COVERINGS:

- CarpetFree
- Tile
- Wood

### APPLIANCES:

- BuiltInElectricOven
- BuiltInRefrigerator
- DoubleOven
- Dryer
- WasherDryerStacked
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- RangeHood
- TanklessWaterHeater
- WineRefrigerator
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Attached
- DoorSingle
- Garage
- ElectricVehicleChargingStations

### LOT DESCRIPTION:

- BackYard
- FrontYard
- Level
- ManyTrees
- SprinklersAutomatic

### ROOF TYPE:

- Metal

### YARD/GROUNDS:

- GasGrill
- PrivateYard

### SIDING:

- Masonry
- Stone
- Stucco

### POOL TYPE:

- Gunite
- Heated
- InGround
- PoolSpaCombo

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Full
- Privacy
- Wood

---

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityConnected
- FiberOpticAvailable
- NaturalGasConnected
- WaterConnected

---

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CeilingFans
- HighCeilings
- InteriorSteps
- KitchenIsland
- MainLevelPrimary
- StoneCounters
- SeeRemarks
- SolidSurfaceCounters
- SmartThermostat
- VaultedCeilings
- WalkInClosets

### COMMUNITY:

- Curbs

---

**LISTED BY:** John Mentgen

**PHONE:** 214.542.0094

**BROKERED BY:** Resident Realty, LTD.