

CENTURY 21

Judge Fite Company



2305 BARTON CREEK BOULEVARD UNIT 39

AUSTIN, TX 78735



\$1,650,000



2,548 sqft



2 beds



3 baths

DESCRIPTION

Rare single-story opportunity in the coveted Fairways at Barton Creek, this pristine residence offers an exceptional blend of scale and seamless indoor-outdoor living. Expansive living and dining areas are anchored by a striking double-sided fireplace and enhanced by high ceilings and floor-to-ceiling windows that flood the home with natural light. The well-appointed kitchen and breakfast area open to a covered back patio, creating an easy flow for everyday living and entertaining. The spacious primary suite is privately positioned at the rear of the home, offering a serene retreat with dual walk-in closets, double vanities, a soaking tub, and a separate walk-in shower. A generously sized guest suite features its own en-suite bath, while a dedicated study at the front of the home provides flexibility as a home office or optional third bedroom. Additional highlights include a two-car attached garage with dedicated golf cart space and a premier setting adjacent to neighborhood green space, offering both privacy and peaceful views. Located within a gated, lock-and-leave enclave along the renowned Fazio Course, The Fairways offers a refined, resort-inspired lifestyle. Residents enjoy direct access to Barton Creek Country Club via golf cart or a short five-minute walk—one of only two neighborhoods with this privilege—as well as walkable proximity to the Omni Barton Creek Resort & Spa, offering exceptional dining, recreation, and amenities. Downtown Austin is just a 20-minute drive. A transferable social membership to Barton Creek Country Club provides access to premier amenities, further enhancing the home's lock-and-leave appeal—ideal for both full-time living and a secondary residence.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Active

MLS: 8370276

YEAR BUILT: 1997

COUNTY: Travis

TRACT OR SUBDIVIION: Fairways On Fazio At Barton Creek

LIST DATE: 04/01/2026

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800.451.8055

AREA: W

SQUARE FEET: 2,548

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 1

ACRES: 0.5

LOT SIZE (SQFT): 21,710

INTERIOR FEATURES

FIREPLACE:

- Kitchen
- LivingRoom

FLOOR COVERINGS:

- Carpet
- Tile

APPLIANCES:

- BuiltInOven
- Dishwasher
- Disposal
- Microwave
- Refrigerator

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Attached
- Outside

LOT DESCRIPTION:

- CornerLot
- Private
- TreesLargeSize

ROOF TYPE:

- Tile

YARD/GROUNDS:

- NoExteriorSteps

SIDING:

- Frame
- Stone
- StoneVeneer
- Stucco

POOL TYPE:

- None
- Community

FOUNDATION:

- Slab

FENCING:

- Partial
- WroughtIron

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
 - NaturalGasConnected
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- HighCeilings
- MainLevelPrimary
- MultipleClosets
- NoInteriorSteps
- Study

COMMUNITY:

- CommonGroundsArea
 - Clubhouse
 - Pool
 - PuttingGreen
-

LISTED BY: Megan Matza

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BROKERED BY: Moreland Properties