

CENTURY 21[®]

Judge Fite Company



2305 BARTON CREEK BOULEVARD UNIT 25

AUSTIN, TX 78735



\$2,100,000



3,688 sqft



3 beds



4 baths

DESCRIPTION

Set within Barton Creek's gated Fairways community, this beautifully updated home offers an elevated take on golf course living, with 3 bedrooms, 3.5 baths, 2 living areas, 2 dining areas, and 3,688 square feet overlooking the Fazio Foothills course. Sweeping fairway and green views, mature trees, and a deep sense of privacy define the setting — peaceful and distinctly Barton Creek. Inside, the home feels bright, spacious, and quietly refined. The main level is anchored by a renovated kitchen with crisp white cabinetry, updated finishes, a generous island, and an adjoining breakfast area, while the formal dining room and living room are framed by french doors and beautiful natural light. Stepping outside, an expansive deck extends the living space outdoors — easily accessed from both the living room and formal dining room — creating a seamless flow for entertaining or simply enjoying the view. Thoughtful architectural details, built-ins, and two fireplaces add warmth and character throughout. The primary suite's expansive windows overlook the serene fairway; a fireplace and spacious bath with soaking tub, separate shower, and dual vanities complete the retreat. Downstairs, a generously sized secondary living area opens to the backyard and covered patio, creating another inviting place to gather against the backdrop of the course. An en-suite bedroom on the lower level offers ideal privacy and flexibility for guests. Beyond the home itself, the lifestyle here is exceptional. Residents enjoy direct golf cart and trail access to Barton Creek Country Club, with 9 on-site restaurants, a full fitness center, and world-class golf at your doorstep. This is one of only three communities in the area that allows residents to use their personal golf cart directly on the course — a rare and coveted privilege for golf enthusiasts. This is a rare opportunity to claim a front-row position on the Fazio Foothills course in one of Barton Creek's most desirable gated enclaves.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Active

MLS: 9957640

YEAR BUILT: 1997

COUNTY: Travis

TRACT OR SUBDIVIION: Fairways On Fazio At Barton Creek Co

LIST DATE: 04/15/2026

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800.451.8055

AREA: W

SQUARE FEET: 3,688

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.5

LOT SIZE (SQFT): 21,710

INTERIOR FEATURES

FIREPLACE:

- Gas
- LivingRoom
- PrimaryBedroom

FLOOR COVERINGS:

- Carpet
- Tile

APPLIANCES:

- BuiltInOven
- BuiltInRefrigerator
- Cooktop
- DoubleOven
- Dishwasher

EXTERIOR FEATURES

PARKING:

- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener

LOT DESCRIPTION:

- SlopedDown
- NearGolfCourse
- Landscaped
- OnGolfCourse
- ManyTrees
- Views

ROOF TYPE:

- Tile

YARD/GROUNDS:

- SeeRemarks

SIDING:

- Frame
- Stone
- StoneVeneer
- Stucco

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
 - NaturalGasConnected
 - WaterConnected
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BreakfastBar
- Bookcases
- BuiltInFeatures
- SeparateFormalDiningRoom
- DoubleVanity
- EatInKitchen
- HighCeilings
- InteriorSteps
- KitchenIsland
- MultipleLivingAreas
- MultipleDiningAreas
- MainLevelPrimary
- Pantry
- QuartzCounters
- RecessedLighting
- SoakingTub
- WalkInClosets

COMMUNITY:

- CommonGroundsArea
 - CommunityMailbox
 - Gated
-

LISTED BY: Nicole Kessler

PHONE: 512.657.3939

BROKERED BY: Compass RE Texas, LLC