

\$1,350,000 - 2112 Matterhorn Lane, Austin

MLS® #1501828

\$1,350,000

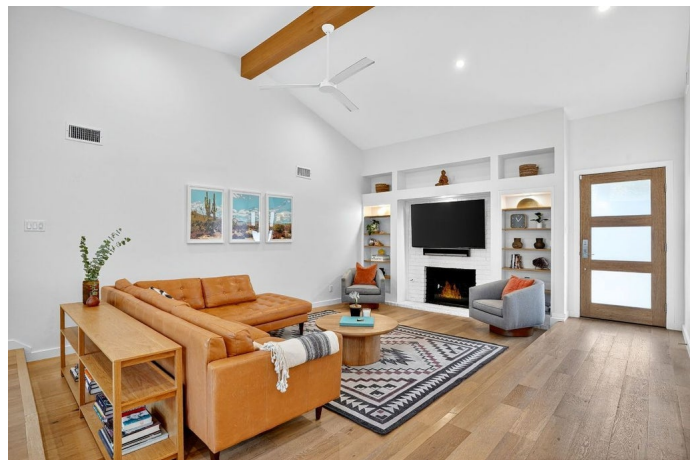
3 Bedroom, 2.00 Bathroom, 2,020 sqft
Residential on 0.22 Acres

Barton Hills West Sec 01, Austin, TX

Experience modern sophistication in this fully reimagined 3-bedroom, 2-bath home offering 2,020 total sq ft of intentional design and craftsmanship. Originally built in 1974, this home has been meticulously transformed over the past five years into a custom retreat that lives like new. Perched high on a bluff in coveted Barton Hills, it evokes the feel of the Hollywood Hills—private, elevated, and surrounded by sweeping views—while keeping you a block from greenbelt hiking access and two minutes from top-rated Barton Hills Elementary.

Every detail has been curated for beauty, comfort, and function. Recent upgrades include a standing seam metal roof, HardiePlank siding, dual HVAC systems, custom cabinetry, designer tile, wood flooring, updated plumbing and lighting fixtures, and new windows and doors throughout.

The gourmet kitchen showcases vaulted ceilings, quartz countertops, a 9-foot center island, abundant storage, and a Bertazzoni Italian gas range—all opening to the light-filled living and dining areas. A dedicated office offers quiet space for focus and creativity, while a spacious mudroom and 2-car garage add everyday practicality rarely found in homes of this era. Two attic spaces, including one finished with a window, provide ample additional storage and flexible utility.



Expansive sliding glass doors extend the living space to a private back patio, a serene, tiered, low-maintenance retreat designed for relaxation and connection with nature. Set above the main home, a detached ADU with its own deck offers sweeping vista views, perfect for a studio, additional private office, or guest quarters.

Blending contemporary elegance with organic surroundings, this property embodies the essence of luxury South Austin living—architecturally distinctive, well-crafted, and perfectly positioned within one of the city’s most desirable neighborhoods, with Austin icons Barton Springs Pool and Zilker Park just minutes away.

Built in 1974

Essential Information

MLS® #	1501828
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,020
Acres	0.22
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2112 Matterhorn Lane
Area	7
Subdivision	Barton Hills West Sec 01
City	Austin
County	Travis
State	TX

Zip Code	78704
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Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Garage
Garage Spaces	2
View	Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Concrete, Tile, Wood
Appliances	See Remarks
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Bluff
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin

Additional Information

Date Listed	October 23rd, 2025
Days on Market	29

Listing Details

Listing Office	Zilker Properties of Austin
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