

\$2,345,000 - 2305 Barton Creek Boulevard 20, Austin

MLS® #3654650

\$2,345,000

4 Bedroom, 4.00 Bathroom, 3,772 sqft

Residential on 0.50 Acres

Fairways On Fazio At Barton Creek Co,
Austin, TX

Beautifully updated home in the Fairways at Barton Creek. Welcome to this tastefully renovated home in the sought-after Fairways community of Barton Creek. Light, bright, and move-in ready, the residence offers scenic views, multiple outdoor living spaces, and a prime location next to Barton Creek Country Club.

The home lives like a one-story, with the oversized primary suite on the main level and three additional bedrooms plus two full baths downstairs. With three living areas, two up and one down, there is space for everyone to gather or unwind. The chef's kitchen is the heart of the home, featuring honed white marble countertops, Viking stainless steel appliances, a Sub-Zero refrigerator, warming drawer, double French-door oven, large center island, and a breakfast nook. It opens seamlessly to the great room, perfect for relaxed evenings or casual entertaining. The serene primary suite includes two walk-in closets and spa-like bath with soaking tub, dual vanities, marble countertops, and walk-in shower. A private door leads directly to the upper covered patio - ideal for morning coffee or relaxing evenings. Additional highlights include wood floors throughout, high ceilings, abundant natural light, a whole-house air filtration system, Levolor cellular shades, and a large utility room. The two-car garage also offers a dedicated golf cart space. Exclusions include drapes in the living area adjacent to



the kitchen, formal dining room, the pink drapes in the bedroom downstairs, and the chandeliers in the breakfast room and formal dining room, both family heirlooms. The Fairways is a private, gated community of just 50 residences with direct access to the Fazio Foothills golf course. Residents enjoy proximity to Barton Creek Country Club, creating a true resort-style lifestyle. The homeowner pays 2 HOA dues: Fairways HOA dues & Barton Creek HOA dues. HOA dues cover the entrance gates and landscaping in common areas. Enjoy direct access to Barton Creek Country Club.

Built in 1998

Essential Information

MLS® #	3654650
Price	\$2,345,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,772
Acres	0.50
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	2305 Barton Creek Boulevard 20
Area	W
Subdivision	Fairways On Fazio At Barton Creek Co
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Attached, Garage, Garage Door Opener, Kitchen Level, Golf Cart Garage
Garage Spaces	2
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Gas Cooktop, Self Cleaning Oven, Warming Drawer
Heating	Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Rain Gutters, See Remarks
Lot Description	Back Yard, Near Golf Course, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Many Trees
Roof	Tile
Construction	Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

Additional Information

Date Listed	August 24th, 2025
Days on Market	71

Listing Details

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