

\$2,449,900 - 2303 Westworth Circle, Austin

MLS® #4090069

\$2,449,900

5 Bedroom, 5.00 Bathroom, 3,641 sqft

Residential on 0.22 Acres

West Park Add, Austin, TX

Tucked into a quiet Barton Hills cul-de-sac, this 2025 modern build delivers a rare blend of architectural style, privacy, and effortless indoor-outdoor living—all framed by treetop views and the Westlake skyline. Clean lines, warm finishes, and natural light define the home across three thoughtfully designed levels. The main residence features 4 bedrooms, 3.5 baths, dramatic vaulted ceilings, and floor-to-ceiling windows that bring the surrounding greenery inside. The open living, dining, and chef's kitchen flow together seamlessly, creating a space that works just as well for everyday life as it does for entertaining. The main-level primary suite lives like a luxury spa retreat with a soaking tub, oversized walk-in shower, and a boutique-style custom closet. The second level includes three additional bedrooms, a spacious lounge area, and a balcony with treetop and skyline views. In addition to the four bedrooms, the top floor offers a flexible bonus space—perfect for a media room, gym, creative studio, or private office with elevated views. A private, fully fenced backyard offers the space every Austin buyer wants—lush green surroundings with room to add a pool, outdoor kitchen, fire pit lounge, or built-in BBQ area. Whether you're hosting friends or unwinding solo, the setting feels both secluded and connected to nature. A detached 1BD/1BA guest house with its own entrance and a 2-car garage adds true versatility—ideal for visiting family, an



income-producing rental, multigenerational living, or a dedicated remote-work setup. An ideal Barton Hills location offers quick access to Zilker Park, Barton Springs, Lady Bird Lake trails, and some of South Lamar’s most loved restaurants—all within walking distance, including Matt’s El Rancho, Loro, Uchi, Soto, El Alma, and more. This is modern Austin living at its best: design-forward, nature-connected, and right in the heart of 78704.

Built in 2025

Essential Information

MLS® #	4090069
Price	\$2,449,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,641
Acres	0.22
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2303 Westworth Circle
Area	7
Subdivision	West Park Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, See Remarks, Water Connected
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Features	None
Parking	Attached Carport, Garage Faces Front, Garage
Garage Spaces	2
View	Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Refrigerator, Tankless Water Heater
Heating	See Remarks
Stories	Three Or More

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Private, Few Trees, Near Public Transit
Roof	Metal
Construction	See Remarks
Foundation	See Remarks

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

Additional Information

Date Listed	November 6th, 2025
Days on Market	14

Listing Details

Listing Office	Berkshire Hathaway TX Realty
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