

# **\$1,649,000 - 2300 Barton Creek Boulevard 31, Austin**

MLS® #8762485

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**\$1,649,000**

4 Bedroom, 4.00 Bathroom, 3,337 sqft  
Residential on 0.00 Acres

Governors Hill Condo Amd, Austin, TX

Well-appointed lock and leave located in the gated enclave of Governorâ€™s Hill at Barton Creek. Remodeled, immaculate and ready for immediate move-in.

Warm wood flooring is found throughout the home and a unique floating stone staircase welcomes you upon entry. Built for entertaining, the living room is open to both the kitchen and formal dining space with double height ceilings, walls of windows overlooking serene hill country views, custom built-ins, and a cozy fireplace. The gourmet kitchen features granite counters, custom warm wood cabinetry, large sit-up island, and stainless appliances.

This four-bedroom home features double primary suites (one on main level and one on upper level), each with en-suite bath with separate soaking tub, walk-in shower and ample walk-in closets.

The upper level of the home is finished with a game room that looks onto the lower living space, and two additional bedrooms that share an en-suite bath.

The backyard features a covered terrace, outdoor kitchen, serene negative edge pool with spa all looking out to hill country views. The fenced in yard features a large dog run or place for gardening. A mandatory property ownersâ€™ membership to the Omni Barton Creek Country Club conveys with sale and application.

Built in 1999



## Essential Information

MLS® #	8762485
Price	\$1,649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,337
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

## Community Information

Address	2300 Barton Creek Boulevard 31
Subdivision	Governors Hill Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78735

## Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Available, Water Connected
Features	Common Grounds/Area, Gated, See Remarks
Parking	Door-Single, Garage, Garage Faces Side, Additional Parking, Kitchen Level
# of Garages	2
View	Hills
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Built-In Oven, Built-In Refrigerator, Down Draft, Ice Maker
Heating	Central, Natural Gas

# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Barbecue, Dog Run, Gas Grill, Outdoor Grill
Lot Description	Cul-De-Sac, Sloped Down, Sprinklers Automatic, Trees Medium Size, Sprinklers In Ground, Views
Roof	Concrete, Tile
Construction	Masonry, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

Property Listed by: Compass RE Texas, LLC  
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