

\$3,999,000 - 1701 Bartoncliff Drive, Austin

MLS® #1551566

\$3,999,000

5 Bedroom, 7.00 Bathroom, 4,401 sqft

Residential on 0.27 Acres

Barton Hills, Austin, TX

Welcome to the Belmond of Barton Hills—where architecture & atmosphere gracefully converge. Situated on one of the most coveted streets in Barton Hills, this newly completed residence extends an invitation to a life of quiet sophistication, set beneath a canopy of heritage live oaks on a large .27 of an acre lot. This home is Designed by FAB Architecture & offers an expansive 4,401 square feet of meticulously curated interiors. Each of the five bedrooms have five ensuite baths & two half baths for guests. The lush grounds, adorned with annual & evergreen plants, evoke the romance of a private garden estate. Imagine a stunning pool & yard that feels like your own personal Hotel St. Cecilia, inviting moments of serene contemplation & relaxation. You are greeted with an impressive 12-foot, Western Steel and glass pivot door. The main level offers twelve ft. ceilings, wide-plank European white oak floors, Level 5 smooth drywall, alongside plastered accents including the fireplace & the primary bath. The kitchen embodies elemental luxury, with rift white oak cabinetry, Taj Mahal countertops & hand-fired clay tiles. Sub-Zero & Wolf appliances. This space flows effortlessly into a welcoming family room anchored by an oversized elegant fireplace. Upstairs, the primary suite offers a personal sanctuary. The Primary bath offers Calacatta Gold marble floors & countertops. Venetian plastered walls in the en suite bath frame a soaking tub, generous shower, and dual vanities, echoing the serenity of a



world-class spa. Modern comforts abound yet remain subtle: a private elevator, 8-foot solid white oak doors, prewired for sound with outdoor speakers & dual HVAC units seamlessly integrated through linear mud-in diffusers. The exterior, with Integral Stucco and Western oversized windows & doors, exudes quiet confidence—a contemporary form softened by timeless detail. This is more than a home; it's a destination for those who navigate the world with style, presence & ease.

Built in 2025

Essential Information

MLS® #	1551566
Price	\$3,999,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,401
Acres	0.27
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1701 Bartoncliff Drive
Area	7
Subdivision	Barton Hills
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	See Remarks
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Features	None
Parking	Attached, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood, Stone, Terrazzo
Appliances	Dishwasher, Disposal, Gas Range, Built-In Freezer
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
Stories	Three Or More

Exterior

Exterior Features	See Remarks
Lot Description	Back Yard, Front Yard, Sprinklers Automatic, Trees Large Size
Roof	Membrane
Construction	Frame, Stucco, Wood Siding, Plaster
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	28

Listing Details

Listing Office	Compass RE Texas, LLC
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