

# \$2,475,000 - 1200 Barton Creek Boulevard 45, Austin

MLS® #2606152

**\$2,475,000**

3 Bedroom, 3.00 Bathroom, 3,444 sqft

Residential on 0.00 Acres

Watersmark At Barton Creek Con, Austin, TX

Located in the exclusive gated enclave of Watersmark, this elegant residence offers a rare blend of refined design, privacy, and a coveted setting along the renowned Fazio Foothills Golf Course. Reminiscent of a storybook Carmel Cottage, the home is surrounded by lush English garden landscaping, fountains, and an inviting courtyard that sets a timeless and welcoming tone.

The courtyard entry features mature gardens, a central fire pit, and potential golf course views. The two-car garage also opens to this space, creating a versatile covered area ideal for entertaining.

Inside, soaring beamed ceilings, limestone accent walls, clerestory windows, and travertine flooring define the main living area, while walls of glass showcase tranquil garden views and natural light. The formal dining room connects seamlessly, perfect for gatherings both intimate and grand.

The chef's kitchen features custom cabinetry, granite countertops, a large island, 6-burner Thermador range, Sub-Zero refrigerator, wine fridge, and copper sink, complemented by a water filtration system and walk-in pantry. A bright breakfast room surrounded by windows completes the space. The lower level offers a versatile secondary living area with wood floors—ideal as a media room, study, or office—plus two secondary bedrooms sharing a well-appointed bath, one with its own private covered patio.



The upper level reveals a stunning library with built-in shelving and golf course outlooks, along with the oversized primary suite. This private retreat includes custom built-ins, a coffee bar, wood floors, and walls of windows. The spa-inspired bath boasts a Jacuzzi tub, walk-in shower, dual vanities, and an expansive California-style closet.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 2606152     |
| Price          | \$2,475,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,444       |
| Acres          | 0.00        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1200 Barton Creek Boulevard 45 |
| Area        | W                              |
| Subdivision | Watersmark At Barton Creek Con |
| City        | Austin                         |
| County      | Travis                         |
| State       | TX                             |
| Zip Code    | 78735                          |

**Amenities**

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected, Underground Utilities |
| Features  | Community Mailbox, Golf, Gated, Suburban                                                                                                              |

|               |                             |
|---------------|-----------------------------|
| Parking       | Detached, Garage Faces Side |
| Garage Spaces | 2                           |
| View          | Golf Course, Hills          |
| Waterfront    | None                        |

### Interior

|                 |                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Carpet, Stone, Tile, Wood                                                                                                            |
| Appliances      | Built-In Oven, Built-In Refrigerator, Dishwasher, Free-Standing Range, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s) |
| Heating         | Central, Natural Gas                                                                                                                 |
| Fireplace       | Yes                                                                                                                                  |
| # of Fireplaces | 1                                                                                                                                    |
| Fireplaces      | Great Room                                                                                                                           |
| # of Stories    | 2                                                                                                                                    |
| Stories         | Two                                                                                                                                  |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Garden, Gas Grill, Outdoor Grill, Rain Gutters, See Remarks, Uncovered Courtyard |
| Lot Description   | Level, On Golf Course, Private, Trees Large Size, Trees Medium Size              |
| Roof              | Tile                                                                             |
| Construction      | Masonry                                                                          |
| Foundation        | Slab                                                                             |

### School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Oak Hill   |
| Middle     | O Henry    |
| High       | Austin     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 57                   |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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