

\$1,699,000 - 3400 Beartree Circle, Austin

MLS® #2717963

\$1,699,000

5 Bedroom, 5.00 Bathroom, 3,734 sqft

Residential on 1.00 Acres

Briarpatch, Austin, TX

Welcome to The Greenbelt Retreat—an oasis tucked away on a lush, private acre at the peaceful end of a cul-de-sac. Here, nature meets luxury with unmatched privacy, serene greenbelt surroundings, and one of the lowest property tax rates in Texas. This property also holds a rare Short-Term Rental permit, making it an exceptional investment opportunity as well as an ideal full-time residence.

This expansive custom home features a brand-new roof installed just after photography, 5 bedrooms, 4 full bathrooms, and 1 half bathroom, all designed to embrace natural light and capture breathtaking greenbelt and canyon views from every angle. Step inside to a grand entrance flanked by a dining room for up to sixteen and a captivating library with soaring ceilings and a stunning dual-sided stone wood-burning fireplace.

The living room showcases oversized floor-to-ceiling windows and a dramatic fireplace, filling the space with natural light. The gourmet kitchen—complete with stainless steel appliances and reverse osmosis filtration—opens to the breakfast area and living room, perfect for everyday living and entertaining.

A ground-level guest suite with a full bathroom offers privacy and canyon views. Upstairs, discover the luxurious primary suite with a cozy sitting room and a private deck



overlooking the treetops. The spa-inspired primary bathroom features dual vanities, a spacious walk-in closet, a walk-in shower, and a soaking tub. An upstairs laundry room and three additional bedrooms complete the level.

Outdoors, enjoy multiple covered and uncovered patios—ideal for gathering or future plans for a swimming pool. The two-car garage offers abundant storage, Level 2 electric charging for two vehicles, and a whole-home water softening system. Just moments from Lake Austin and beloved Ski Shores, The Greenbelt Retreat blends tranquility, convenience, and refined living.

Built in 1982

Essential Information

MLS® #	2717963
Price	\$1,699,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,734
Acres	1.00
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3400 Beartree Circle
Area	RN
Subdivision	Briarpatch
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	See Remarks
Parking	Garage
Garage Spaces	2
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Tile, Vinyl, Wood
Appliances	Dishwasher, Disposal, Oven, Refrigerator, Range Hood, Stainless Steel Appliance(s), Water Softener
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Outdoor Grill
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	November 19th, 2025
Days on Market	2

Listing Details

Listing Office	David Rowe Properties LLC
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