

\$2,100,000 - 2305 Barton Creek Boulevard 36, Austin

MLS® #3525281

\$2,100,000

4 Bedroom, 4.00 Bathroom, 3,772 sqft

Residential on 0.50 Acres

Fairways On Fazio At Barton Creek, Austin, TX

Step from your private terrace onto the first fairway of a national Top 50 golf course. Welcome to The Fairways—an exclusive lock-and-leave enclave along the renowned OMNI Fazio Course, one of the nation's premier golfing destinations and home to the PGA Tour's 2026 "Good Good Championship." Designed for those who appreciate refined living and the rhythm of the golf lifestyle, this golf cart-friendly community offers 50 luxury residences blending timeless elegance with modern comfort.

The coveted Pinehurst floor plan offers over 3,700 square feet of beautifully updated living space. Built in 1998 and thoughtfully remodeled, it features sophisticated finishes, open interiors, and seamless flow ideal for entertaining. The chef's kitchen showcases quartzite countertops, a large island, professional-grade appliances, and a gas range—all opening to inviting living and dining spaces anchored by a striking gas-log fireplace.

Dual primary suites—one on each level—ensure privacy and flexibility, while the lower-level entertainment room provides a relaxed retreat for gatherings or quiet evenings in. Details reflect quality and innovation, from programmable HVAC systems and aerodynamic fans to Smart Glass privacy windows and spa-inspired baths with bidets.



Two covered terraces overlook the Fazio Course’s first fairway—perfect for morning coffee, sunset cocktails, or simply soaking in the serene golf views. A transferable social membership to Barton Creek Country Club extends access to Austin’s most prestigious resort amenities.

Additional highlights include new wood flooring, smart home upgrades, an attached two-car garage, and a separate golf cart garage. As one of only two OMNI communities allowing for private golf carts to be driven straight to the course, The Fairways offers a refined, resort-inspired lifestyle minutes from the Omni Barton Creek Resort, Barton Creek Greenbelt, St. Michael’s Catholic Preparatory School, and just 20 minutes from downtown Austin.

Built in 1998

Essential Information

MLS® #	3525281
Price	\$2,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,772
Acres	0.50
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2305 Barton Creek Boulevard 36
Area	W
Subdivision	Fairways On Fazio At Barton Creek
City	Austin

County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected, Phone Connected
Features	Clubhouse, Community Mailbox, Golf, Tennis Court(s), Gated, See Remarks
Parking	Attached, Garage, Golf Cart Garage, Garage Door Opener, Door-Multi
Garage Spaces	2
Garages	Garage Door Opener
View	Golf Course
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Built-In Oven, Dryer, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Oven, Washer
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters, See Remarks
Lot Description	Sprinklers In Rear, Sprinklers In Front, Views, On Golf Course, See Remarks
Roof	Tile
Construction	Masonry, Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

Additional Information

Date Listed April 9th, 2025
Days on Market 224

Listing Details

Listing Office Keller Williams Realty

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