

\$2,349,000 - 2305 Barton Creek Boulevard 29, Austin

MLS® #8846834

\$2,349,000

4 Bedroom, 4.00 Bathroom, 3,769 sqft

Residential on 0.50 Acres

Fairways on the Fazio, Austin, TX

Welcome to resort style living! Just a short walk or golf cart ride to Barton Creek Country Club & Resort from your 4 bedroom, 3.5 bath, 2.5 car garage, garden home. This lock-and-leave home offers the largest floor plan (3,769 square feet) in the highly sought after, gated community of Fairways. Comfortably tucked away from the 2nd hole fairway of renowned Fazio Foothills golf course, enjoy the tranquility of your outdoor gas fireplace and automated outdoor screen shades, sheltering multiple seating areas while enjoying the golf course views right in your own backyard. Timeless oak flooring, gas fireplace and hand-hewn oak beams adorn the 12-foot ceilings of the main floor. A retreat-like primary suite offers patio access, luxurious hammered copper clawfoot soaking tub and steam shower. Spacious kitchen with custom cabinetry and JennAir brushed copper appliances. Home security system and Generac Gas Generator, ensuring extra comfort and peace of mind. Country Club membership can be negotiated.

Built in 1998

Essential Information

MLS® #	8846834
Price	\$2,349,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	3,769
Acres	0.50
Year Built	1998
Type	Residential
Sub-Type	Other
Status	Active

Community Information

Address	2305 Barton Creek Boulevard 29
Area	W
Subdivision	Fairways on the Fazio
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	See Remarks
Features	See Remarks
Parking	Attached, Garage, Golf Cart Garage, Garage Door Opener
Garage Spaces	3
Garages	Garage Door Opener
View	Park/Greenbelt, Golf Course, Creek/Stream
Waterfront	See Remarks

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Gas Cooktop, Disposal
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, See Remarks
Lot Description	Backs to Greenbelt/Park, On Golf Course, 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	August 22nd, 2025
Days on Market	91

Listing Details

Listing Office	The Real Estate Ranch LLC
----------------	---------------------------

Property Listed by: The Real Estate Ranch LLCListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of November 21st, 2025 at 6:16am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 21st, 2025 at 6:16am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.