

# \$1,245,000 - 2308 Matador Circle, Austin

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MLS® #1084358

**\$1,245,000**

3 Bedroom, 2.00 Bathroom, 2,052 sqft

Residential on 0.65 Acres

Westlake Highlands Sec 02, Austin, TX

Perched in the hills of Westlake Highlands, 2308 Matador Cir offers a rare opportunity to remodel, redevelop, or hold income-producing property in one of Austin's most coveted pockets. Set on a 0.646-acre lot with no rear neighbors, this elevated homesite enjoys protected, southwest-facing canyon and hill country views—perfectly positioned to capture glowing sunset skies from the back deck.

The existing residence spans approximately 2,052 square feet, featuring vaulted ceilings, a dramatic stone fireplace, walls of windows flooding the space with natural light, and a spacious back patio that immerses you in the treetops. The home is in rentable condition and previously leased at \$3,250/month, providing excellent interim value while plans for future improvements or new construction are explored.

Recent survey and geotechnical reports are available to expedite design work. Located within Austin's 2-Mile ETJ, the property benefits from: No City of Austin property taxes - Fewer permitting hurdles through Travis County - Greater flexibility for custom builds or renovations

Zoned to Eanes ISD (Bridge Point Elementary, Hill Country Middle, Westlake High), this property combines privacy, versatility, and long-term upside just minutes from downtown



and Lake Austin

Built in 1978

**Essential Information**

MLS® #	1084358
Price	\$1,245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.65
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	2308 Matador Circle
Area	8E
Subdivision	Westlake Highlands Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

**Amenities**

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Driveway, Garage Faces Side
Garage Spaces	2
View	Hills, Trees/Woods, Panoramic
Waterfront	None

**Interior**

Interior	Concrete, Tile
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Raised Hearth, Stone, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony
Lot Description	Native Plants, Many Trees, Views, Sloped Down
Roof	Composition, Shingle
Construction	Glass
Foundation	Slab

## School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake

## Additional Information

Date Listed	September 17th, 2025
Days on Market	28

## Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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