

# \$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	21

### Listing Details

Listing Office	Compass RE Texas, LLC
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