\$2,450,000 - 2305 Barton Creek Boulevard 36, Austin

MLS® #3525281

\$2,450,000

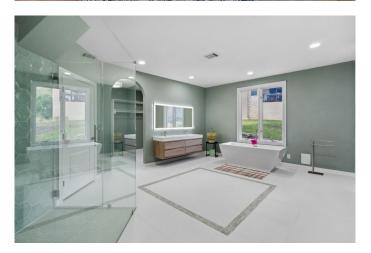
4 Bedroom, 4.00 Bathroom, 3,772 sqft Residential on 0.50 Acres

Fairways On Fazio At Barton Creek, Austin, TX

Imagine stepping off your back patio and onto the first fairway of a Top 50 golf course! Welcome to The Fairways, a premier lock and leave condo community on the acclaimed OMNI Fazio Course, ranked among the nation's Top 50 golf courses. Exclusive, golf cart-friendly development featuring 50 beautifully updated condos that combine modern elegance with a relaxed lifestyle. A highlight of The Fairways is the Pinehurst, a spacious floor plan with 3,700+ sqft of living space. Built in 1998 & recently remodeled, this home features fresh design touches & high-quality upgrades, and is located directly on the first fairway. Inside, an airy, open-concept layout flows from the living & dining areas to a remodeled kitchen with quartzite counters, a large island, high-end appliances, & a gas rangeâ€"perfect for entertaining. Cozy living spaces include an elegant fireplace with gas logs upstairs, while the spacious downstairs entertainment room adds flexibility. Dual primary suites, one on each level, provide privacy for residents and guests. The home boasts modern features like new programmable HVAC units, an aerodynamic fan system, and updated bathrooms with bidets and Smart Glass windows for privacy without sacrificing natural light. Outdoors, two covered terraces overlook the Fazio Course's 1st fairway, ideal for relaxing after a day on the links. A transferrable social membership to Barton







Creek Country Club is available for access to even more leisure opportunities. With new wood flooring upstairs, smart home upgrades, an attached two-car garage, plus a golf cart garage, this home is designed for a luxurious, convenient lifestyle. This community is one of two exclusive Omni communities in which you may own your own golf cart and drive to play golf every day. Located minutes from the Omni Resort, Barton Creek Greenbelt, and St.

Michael's Catholic Preparatory School and 20 minutes to downtown Austin, The Fairways offers the perfect blend of luxury, leisure, and location.

Built in 1998

Essential Information

MLS® # 3525281

Price \$2,450,000

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, Natural Gas Connected, Phone Connected,

Sewer Connected, Water Connected

Features Clubhouse, Community Mailbox, Golf, Gated, See Remarks, Tennis

Court(s)

Parking Attached, Door-Multi, Garage, Golf Cart Garage, Garage Door Opener

Garage Spaces 2

Garages Garage Door Opener

View Golf Course

Waterfront None

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Dryer, Dishwasher, Gas Cooktop, Disposal, Microwave,

Oven, Refrigerator, Washer, ENERGY STAR Qualified Refrigerator

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 189

Listing Details

Listing Office Keller Williams Realty

Property Listed by: Keller Williams RealtyListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of October 15th, 2025 at 4:15am. 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. § 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: Kuper Sotheby's International RealtyThe 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 October 15th, 2025 at 4:15am CDT. 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.

Listing information last updated on October 15th, 2025 at 4:15am CDT