

\$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 range—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. Michaelâ€™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

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