

\$722,000 - 240 Bolton Drive, Austin

MLS® #6537629

\$722,000

3 Bedroom, 4.00 Bathroom, 3,406 sqft
Residential on 0.20 Acres

Belterra Ph 1 Sec 8, Austin, TX

Rare find in highly sought after Belterra! This exceptional residence is just a short stroll from Belterra Village's abundant shopping, dining, and entertainment options, where you will find something for everyone. Situated on a generous .20-acre lot, this picturesque property backs to a tranquil green space and is adorned with mature trees and a meticulously landscaped yard. Spanning an impressive 3,406 sq ft, this meticulously designed residence boasts 2 living areas, 2 dining spaces, a game room, and a media room. The living room is adorned with high ceilings and a wall of windows that showcase the serene backyard and green space, while a cozy fireplace adds warmth and charm to the ambiance. Step into the kitchen, where wood cabinetry, granite countertops, sleek black stainless appliances and a butler's pantry create a space that's as beautiful as it is functional. An elegant formal dining room and dedicated office flank the entry, while an oversized breakfast area and playroom/formal living space (or even a 4th bedroom with minimal modifications) along the back of the home offer additional versatility for everyday living. The spacious game room, with custom built-ins and a wet bar, provides the perfect setting for entertaining, while the adjacent media room is set up for stadium seating and wired for surround sound, creating an immersive experience for game and movie nights alike. Retreat to the primary suite, where a true sanctuary awaits with a door to



the back patio and a spa-like ensuite bath featuring separate vanities, a soaking tub, and a walk-in shower. Outdoor living is equally impressive, with a covered back patio and expansive deck offering breathtaking views and a sense of peace and privacy that is unmatched.

Built in 2003

Essential Information

MLS® #	6537629
Price	\$722,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,406
Acres	0.20
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	240 Bolton Drive
Area	HD
Subdivision	Belterra Ph 1 Sec 8
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Available, Propane, Sewer Connected, Underground Utilities, Water Connected
Features	Community Mailbox, Fitness Center, Playground, Park, Pool, Sidewalks, Trails/Paths, Trash Pickup Door to Door
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage,

	Oversized
Garage Spaces	3
View	Trees/Woods, Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Stories	One and One Half

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Interior Lot, Landscaped, Sprinklers Automatic, Trees Large Size, Views
Roof	Composition
Construction	Stone, Stone Veneer
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Rooster Springs
Middle	Dripping Springs Middle
High	Dripping Springs

Additional Information

Date Listed	January 30th, 2025
Days on Market	257

Listing Details

Listing Office	Compass RE Texas, LLC
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