

\$2,550,000 - 1703 Brookhaven Drive, Austin

MLS® #8257710

\$2,550,000

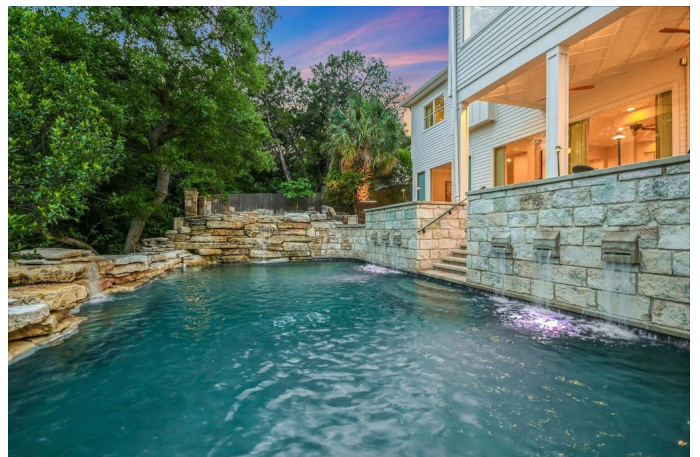
4 Bedroom, 4.00 Bathroom, 3,651 sqft
Residential on 0.50 Acres

Barton Hills Sec 07, Austin, TX

Stunning, resort-style outdoor living in desirable Barton Hills. Perched high above Barton Creek, the back yard has been transformed into a terraced wonderland for swimming, lounging and entertaining. Floating in the stone-surrounded pool which overlooks the lush creek valley feels like bathing in nature. Outfitted with all the amenities, the pool has a volleyball setup, waterfall, hot tub and even a swim-up bar. Serve drinks in the outdoor kitchen pavilion where you can also grill up dinner for your guests. Surrounding the water, a stone patio features a seating area and fire pit.

Located 1.6 paved miles from Zilker Park, your home can be the hub for ACL events or exploring the new restaurants popping up along Barton Springs Road. If you're feeling adventurous, you could even trek down the street to a Barton Creek Greenbelt trailhead. The Lady Bird Lake Trail and downtown are walking or biking distance as well.

The interior offers plenty of space to start the party, with two large, window-lined living areas overlooking the terrace, pool and lush valley below; a double-sided fireplace warms both rooms. Guests can stop for a drink at the convenient step-in bar on their way outside. The large skylit kitchen is outfitted with Viking appliances and plenty of storage. Adjacent to the kitchen, a large hobby or playroom



provides additional space for life’s messier pursuits and can be shut off for privacy. The main floor also includes a formal dining room and an office/bedroom with a closet and full bath.

A dramatic curved staircase rises to the upper level, where two bedrooms share a Jack-and-Jill bath. The striking primary suite has been doubled from its original proportions, adding a large, windowed sitting area overlooking the valley. An equally large deck is accessible off the primary bedroom and offers an incredible view of the UT tower and a glimpse of downtown. The updated bath features a custom-tile steam shower, soaking tub & walk-in closet.

Built in 1992

Essential Information

MLS® #	8257710
Price	\$2,550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,651
Acres	0.50
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1703 Brookhaven Drive
Area	7
Subdivision	Barton Hills Sec 07
City	Austin
County	Travis

State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Curbs, Park, See Remarks
Parking	Attached, Garage, Garage Door Opener, Oversized, Driveway, Garage Faces Front
Garage Spaces	2
Garages	Garage Door Opener
View	City, Park/Greenbelt
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Self Cleaning Oven, Built-In Oven, Down Draft, Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Balcony, Exterior Steps, Fire Pit, Gas Grill, Outdoor Grill, Private Yard
Lot Description	Many Trees, Sprinklers Automatic, Sprinklers In Front, Sprinklers In Rear, Trees Large Size, Trees Medium Size, Waterfall
Roof	Composition
Construction	HardiPlank Type, Brick, Masonry, Stone Veneer
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin

Additional Information

Date Listed May 2nd, 2025
Days on Market 167

Listing Details

Listing Office Moreland Properties

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Listing information last updated on October 16th, 2025 at 3:07pm CDT