

\$499,000 - 1135 Barton Hills Drive 206, Austin

MLS® #8605088

\$499,000

2 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.07 Acres

Springhollow Condo Amd, Austin, TX

Welcome to the vibrant Austin lifestyle in 78704! This stunning condo is ideally situated just minutes from iconic Austin hot spots like Zilker Park, Umlauf Sculpture Garden, Barton Springs Pool, Ladybird Lake, and all things downtown Austin, including the famous ACL and SXSW. As soon as you arrive you'll instantly feel the lively Austin vibe with a breathtaking view of the downtown skyline from the parking area. This home offers both a main level entry and a raised tree-house-like secluded setting, overlooking mature trees and a view of the sparkling community pool. The open-concept home features a beautiful tiled floor design throughout for easy maintenance. A cozy brick fireplace with a raised hearth serves as a focal point in the living room while sliding glass doors embrace the private, natural surroundings. The kitchen is equipped with ample cabinetry, including a full-size pantry cabinet, granite countertops, and a breakfast bar that opens to the living room, fostering a sense of connection. Natural light pours in from windows above the kitchen counter and the living room's sliding glass doors, ensuring bright spaces throughout different times of the day. The primary suite captures the treehouse aesthetic perfectly with numerous windows and sliding glass doors providing private balcony access. An ensuite bathroom completes the retreat with a large walk-in shower. The condo's location within the community places you just steps away from the pool, clubhouse, and BBQ area,



making it easy to enjoy a relaxing day by the pool and quickly return home to prepare for barbequing with friends and family. This home is your gateway to an unparalleled Austin lifestyle!

Built in 1981

Essential Information

MLS® #	8605088
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	1135 Barton Hills Drive 206
Area	7
Subdivision	Springhollow Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Pool
Parking	Assigned, Parking Lot
View	Pool, Trees/Woods
Waterfront	None

Interior

Interior	Carpet Free, Tile
----------	-------------------

Appliances	Dishwasher, Electric Range, Disposal, Oven
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Raised Hearth
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Trees Large Size, Views
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Barton Hills
Middle	O Henry
High	Austin

Additional Information

Date Listed	June 13th, 2025
Days on Market	138

Listing Details

Listing Office	Compass RE Texas, LLC
----------------	-----------------------

Property Listed by: Compass RE Texas, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 29th, 2025 at 10:15am. 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. Â§ 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 Realty The 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 29th, 2025 at 10:15am 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 29th, 2025 at 10:15am CDT