

# \$1,250,000 - 700 Barrett Lane, Austin

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MLS® #9801513

**\$1,250,000**

3 Bedroom, 3.00 Bathroom, 2,923 sqft

Residential on 0.75 Acres

Rob Roy On Lake Sec 02, Austin, TX

Exceptional opportunity to own this sprawling estate in the prestigious Rob Roy on the Lake! This impressive home is perched elegantly on a hillside, perfectly situated among mature trees for a harmonious balance of sunshine, shade, and privacy. A circular driveway winds through lush, thoughtfully designed landscaping and leads to a striking grand entrance with dual staircases. Gardening enthusiasts will appreciate the expansive built-in flower beds spanning the front of the home.

The charming covered front porch sets the tone as you step inside, where beautiful crown molding, soaring ceilings, and abundant natural light create a warm and inviting ambiance. Flanking the entry are two spacious rooms with stunning floor-to-ceiling windows, ideal for formal living and dining, a playroom, or even a private home office—the possibilities are endless.

At the heart of the home, the living room boasts a vaulted ceiling, expansive picture windows framing the Hill Country scenery, and a cozy wood-burning fireplace for those cool Texas evenings. The generously sized kitchen is designed for both functionality and entertaining, offering ample counter space, an island with seating, wine fridge, and extensive cabinetry, all while remaining open to the family room and showcasing the serene views.



The primary suite serves as a peaceful retreat with high ceilings, dual vanity, walk-in shower, garden tub, and walk-in closet. Multiple secondary bedrooms and bathrooms provide plenty of space for guests or family.

Outdoors, a private backyard oasis offers multiple patio areas and a sparkling pool—perfect for hosting, relaxing, or enjoying quiet evenings surrounded by nature.

All of this is located just 15 minutes from Downtown Austin and 20 minutes to Lake Travis, with quick access to Barton Creek Mall, Village at Westlake, and Hill Country Galleria for premier shopping, dining, and entertainment.

Built in 1988

**Essential Information**

MLS® #	9801513
Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,923
Acres	0.75
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	700 Barrett Lane
Area	8W
Subdivision	Rob Roy On Lake Sec 02
City	Austin
County	Travis

State	TX
Zip Code	78733

### Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Water Connected
Features	See Remarks
Parking	Circular Driveway, Driveway, Garage, Garage Faces Side
Garage Spaces	3
View	Hills, Trees/Woods
Waterfront	None
Has Pool	Yes

### Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Disposal, Microwave, Built-In Electric Oven, Cooktop, Electric Cooktop, Electric Oven, Wine Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Trees Large Size, Many Trees
Roof	Composition
Construction	Masonry, Brick, HardiPlank Type
Foundation	Slab

### School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge
High	Westlake

### Additional Information

Date Listed	September 24th, 2025
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Days on Market      21

## Listing Details

Listing Office      Compass RE Texas, LLC

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