

# \$9,999,000 - 1702 Barton Creek Boulevard, Austin

MLS® #7296675

**\$9,999,000**

6 Bedroom, 7.00 Bathroom, 8,470 sqft  
Residential on 4.27 Acres

Barton Creek North Rim, Austin, TX

The majestic 4.27-acre estate rivals the nearby hotel with its elegance and amenities including a pool compound set amongst mature oaks with a view of the greenbelt beyond. The impressive limestone-clad home reimagined by David Dalglish is reminiscent of a Tuscan retreat whose interior design has been featured in various publications. While you'll feel as if you are relaxing in the hills of northern Italy, the property is just a few miles from Westlake Village and nine miles to downtown Austin. The interior offers a sophisticated mix of materials including rough-hewn limestone walls and rustic beams contrasting with smooth travertine floors and iron windows and doors. Bathed in warm neutral hues with dramatic designer lighting accents and features, the energy is very refined and stylish. The sleek kitchen is sheathed in a bleached-wood shiplap paneling that sets off the cool, creamy quartzite countertops and European cabinetry. Perfect for both intimate or grand gatherings, the floorplan features a large formal living room which opens to a terrace overlooking the grand treetop greenbelt view. The sumptuous main-floor primary suite enjoys hillside views and includes a walk-in closet and spa-like bathroom. As spectacular as the house is, you'll find yourself spending as much time as you can at the pool compound, set apart from the main house like its own oasis. The limestone-surrounded pool is flanked by a shady, vine-covered seating area on one side



and a luxurious pool house on the other. With a wall of glass doors that open to the pool, the structure includes a kitchen, bar, wine cellar and tasting room, plus a full bathroom. There are endless entertaining options for guests to flow through the pool space or relax around the large fire pit on cooler evenings. Tax and assessed values are estimates for illustration purposes only. All figures should be independently verified.

Built in 2006

### **Essential Information**

MLS® #	7296675
Price	\$9,999,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	8,470
Acres	4.27
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### **Community Information**

Address	1702 Barton Creek Boulevard
Area	W
Subdivision	Barton Creek North Rim
City	Austin
County	Travis
State	TX
Zip Code	78735

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None

Parking	Attached, Driveway, Garage, Garage Faces Side, Circular Driveway
Garage Spaces	3
View	Park/Greenbelt, Hills
Is Waterfront	Yes
Waterfront	Waterfront, Creek
Has Pool	Yes

### **Interior**

Interior	Stone, Wood
Appliances	Built-In Gas Range, Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Wine Cooler
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Private Entrance, Private Yard, Uncovered Courtyard, Electric Grill, Fire Pit
Lot Description	Back Yard, Landscaped, Many Trees, Sprinklers Automatic, Views
Roof	Spanish Tile
Construction	Masonry, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

### **Additional Information**

Date Listed	April 24th, 2024
Days on Market	137

Property Listed by: Moreland Properties  
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