



3300 WESTHILL DRIVE

AUSTIN, TEXAS 78704



BERBAS GROUP
BRAMLETT PARTNERS

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www.3300WesthillDrive.com





3300 WESTHILL DRIVE

3785 SQFT* | 5 BEDROOMS + STUDY | 5 BATHROOMS | OUTDOOR LIVING + KITCHEN | POOL & SPA

This impeccably designed, LEED-certified, energy-efficient home by award-winning Hayes Builders is nestled in the heart of highly desirable 78704. As you wind through the beautiful Barton Hills neighborhood and approach this peaceful low-traffic residence, you are greeted by its impressive and tastefully modern stone and stucco facade. Spanning over 3,700 square feet, this five bedroom, five bathroom home boasts intriguing design elements: floor-to-ceiling windows, an endless expanse of sliding glass doors, and designer finishes. The entrance leads to the well-appointed open kitchen, dining and primary living area with soaring 11-foot ceilings. The kitchen hosts professional-grade stainless steel Thermador appliances, cleanline custom cabinetry, an oversized waterfall island, elegant Silestone suede countertops, recessed lighting, an apron front sink, and a spacious walk-in butler's pantry. Indoor meets outdoor living as you slide open the expansive doors to an oversized outdoor kitchen, living area and fireplace overlooking the backyard oasis complete with a swimming pool and spa (to be completed in Fall 2023). The spacious first-floor owner's retreat offers an ensuite bath with double vanity, seamless glass paneled double shower with soaking tub, and huge walk-in closet with custom built-ins. Natural light pours into the dedicated study. Head upstairs for 4 more bedrooms, all with walk-in closets and a large game room with a wet bar. Retire for an evening in the treetops on the large second-story covered balcony.

Hayes Builders takes a "Whole Home Approach," constructing homes that exemplify energy efficiency, minimize carbon footprint, reduce water consumption, promote better indoor air quality, and hold LEED for Homes certification. Construction features include an engineered post-tension slab foundation on grade, oversized 8x18 foot garage door, automatic fresh air intakes, and more. An additional bonus, Hayes Builders provides an impressive two-year heating and cooling guarantee.

*All measurements are approximate.



PROPERTY DETAILS

- 3,785 square feet
- 5 bedrooms + study
- 5 bathrooms
- Prime 78704 location in peaceful, low-traffic neighborhood
- LEED-certified, energy-efficient home
- Floor to ceiling windows
- Expansive sliding glass doors
- Designer finishes
- Soaring 11-foot ceilings in living room
- Professional grade stainless steel Thermador appliances and custom cabinetry
- Oversized waterfall island with elegant Silestone suede countertops and an apron front sink
- Spectacular walk-in butler's pantry with sink and custom cabinetry
- Spa-like owner's retreat featuring ensuite bath with double vanity, seamless glass paneled double shower, soaking tub and huge walk-in closet with custom built-ins
- Spacious game room with wet bar
- Oversized, covered outdoor kitchen, dining and living area with fireplace
- Large second-story covered balcony
- Backyard oasis with swimming pool and spa: Estimated completion Fall 2023
- Engineered post-tension slab foundation on grade
- Oversized 8x18 foot garage door
- Automatic fresh air intakes
- Two-year heating and cooling guarantee

















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(512) 655-3830
HELLO@BERBASGROUP.COM
WWW.BERBASGROUP.COM



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