

# PROPERTY PROFILE

## 1604 BARCLAY DRIVE

AUSTIN, TX 78746



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**MORELAND**  
PROPERTIES

**Forbes**  
GLOBAL PROPERTIES

# PROPERTY FEATURES

## HOME SPECIFICATIONS

- 5 bed | 5f 2h bath
- 5,763 SqFt | .63 Acre
- Built in 2024 by Parkside Homes | Ravel Architecture

## NOTABLE FEATURES

- Main-level primary suite with outdoor access
- Spa-inspired primary bathroom (recent remodel)
- Custom-designed primary walk-in closet
- BidetMate electronic smart toilet seats throughout
- Chef's kitchen with Wolf appliances and Sub-Zero refrigerator
- Built-in Wolf coffee system and dual dishwashers
- Butler's pantry and spacious mudroom
- White oak flooring and custom walnut cabinetry
- Expansive walls of glass with aluminum-framed windows
- Open-concept living and dining areas
- Private office with designer wallpaper
- Upstairs game room and additional work/study space
- En-suite bathrooms in all secondary bedrooms
- Dual laundry rooms (upstairs and downstairs)
- Lutron Triathlon smart shades throughout
- Vivint security system with cameras and smart locks
- Pre-wired for sound and CAT6 networking
- Ecobee smart thermostats
- TV wall mounts throughout interior and exterior spaces
- Four covered patios for seamless indoor-outdoor living
- Indoor/outdoor fireplace
- Resort-style pool and spa with WiFi automation
- Dedicated irrigation and pool well
- Private backyard with refreshed landscaping
- Private side yard off primary suite (ideal for lounge or cold plunge)
- Tesla universal charger

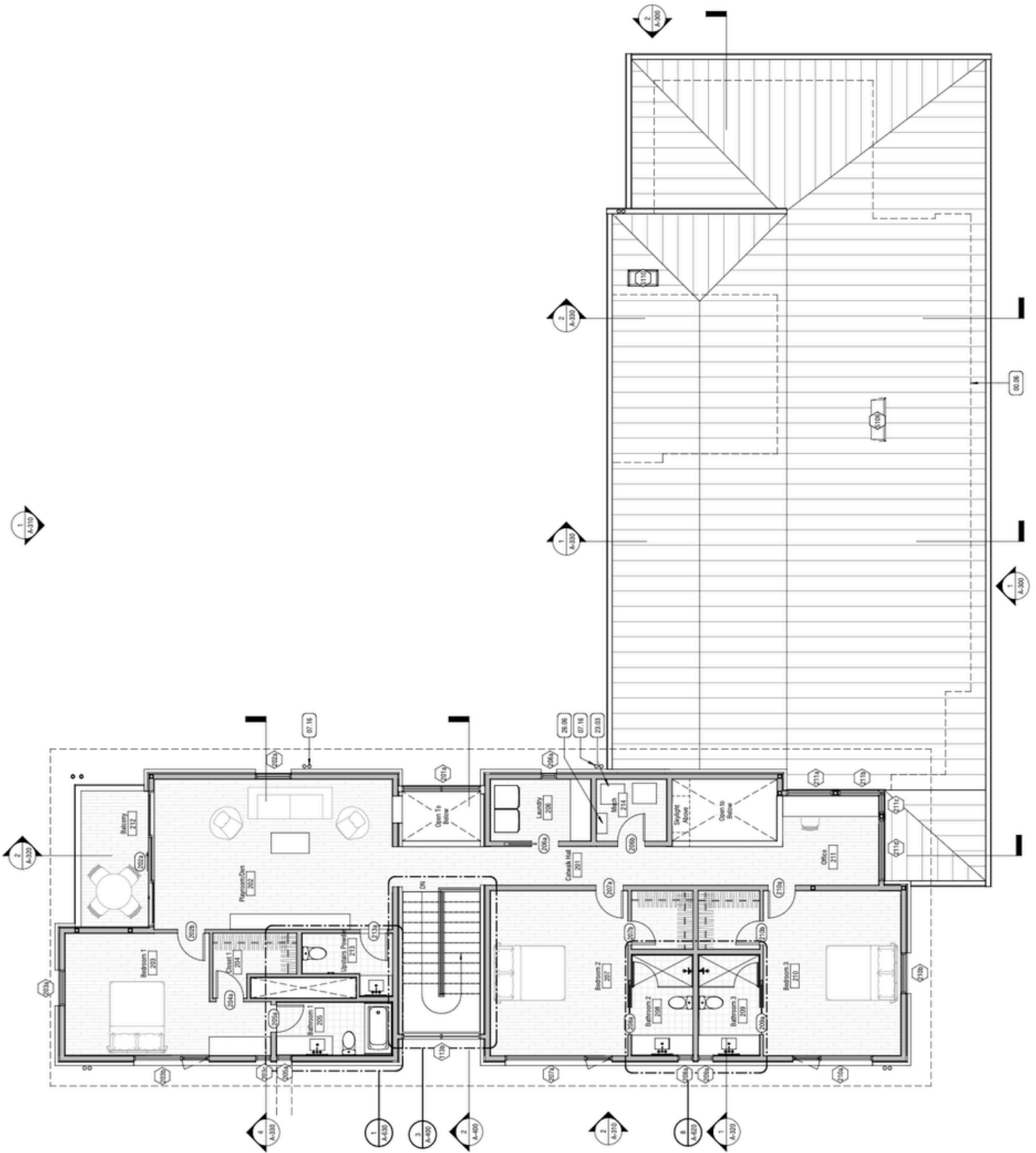
# RECENT IMPROVEMENTS

Approx. \$200K

- Primary Bathroom = \$70,000
- Lutron Triathlon Blinds = \$52,000
- Master Closet = \$15,000
- Dining room wallpaper = \$10,000
- Vivint security system (cameras + automated door locks) = \$10,000
- Office wallpaper = \$7,000
- BidetMate toilet seats = \$4,000
- Tesla charger (Universal charger + install) = \$1,400
- TV mount living room = \$1,200
- TV mount outdoor fireplace = \$850
- TV mount game room = \$850
- TV mount primary bedroom = \$850
- TV mount guest bedroom = \$850
- Pool WiFi control = \$500

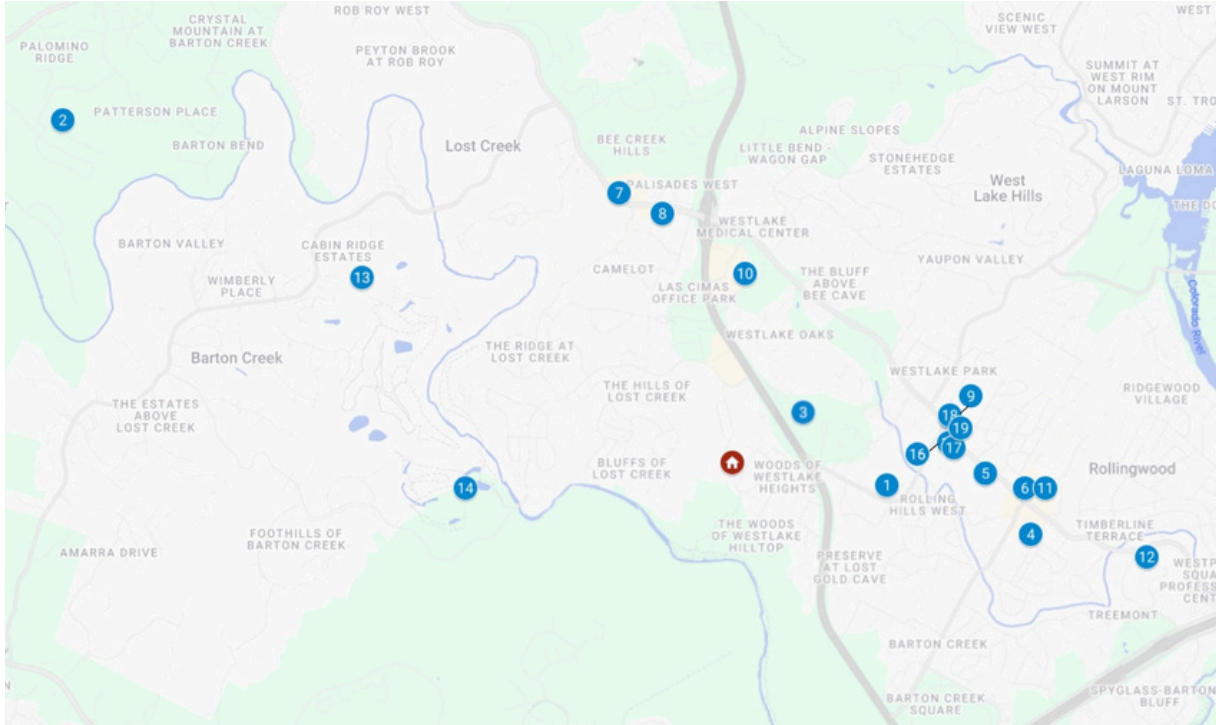


# FLOOR PLAN - Second Floor





# NEIGHBORHOOD LOCATION MAP



## Schools

1. Westlake High School
2. West Ridge Middle School
3. Forest Trail Elementary

## Restaurants

4. Las Palomas
5. Sway
6. Flower Child
7. County Line
8. The Grove
9. Texas Honey Ham

## Grocery Stores

10. HEB
11. Randalls
12. Trader Joes

## Country Clubs

13. Barton Creek Resort
14. Westlake Country Club
15. Austin Country Club

## Specialty Stores

16. Breed and Company
17. Hudsons
18. Austin Epicure
19. Triron Coffee