

### **SPECIAL FEATURES:**

Premium Tree Covered Corner Lot with Hill Country Views

Lake Travis School District

Modern Spanish Hacienda Architectural Design by Elliot Johnson – Images Of [www.imagesof.net](http://www.imagesof.net)

Private Motor Court by way of Covered Port a Cache

Four Bedrooms with Walk in Closets

Four and a Half Baths

Game Room

Flex Room on Main Floor

Walk in Pantry

Large Utility Room

Mud Room with Cubbies

Engineered Foundation

Engineered Structural Framing

Anderson Windows

Western Sliding Door

Three Car Garage

Designer Garage Doors

Lift Master Side Mount Garage Door Lifts

2x6 Exterior Walls

1 1/8" Advantech Subflooring

ZIP Wall Structural Sheathing

Sealed Attic Envelope with Open Cell Foam Insulation

High Density Cellulose Wall Insulation

2 Navien Circulating Tank Less Gas Water Heaters

16 SEER HVAC

Neighborhood Greenbelt & Trails

90% Sealed Propane Gas Furnaces

Media Filters

Thermostats for Humidity Control

LED Recess Cans

Wood Burning Fireplace with Gas Log Lighter

Boral Tile Roofing

Expansive Covered Outdoor Living with Built in Grill

Natural Marble & Caesar Stone Countertops

Decorator Grade Lighting and Fans

Koehler Plumbing Fixtures and Commodes

Large Master Soaking Tub

Decorative Interior Door Handles

Solid Core Interior Doors

Thermador Built-In Appliance Package

Security Alarm

Smoke, Fire and Carbon Dioxide Detectors

Wired for AV and Speakers Interior and Exterior Living Area

Natural Gas Provided by TX Gas Services

Pedernales Electric Service

TCWD #17 Water and Waste Water

Fenced In Yard

Fully Landscaped

Sprinkler System

Red Guard Waterproofing Liquid Membrane Behind Shower and Tub Tile

Termimesh Termite Treatment.

[www.termistopusa.com/what-is-termimesh](http://www.termistopusa.com/what-is-termimesh)

Easy Access to 71 and 620