

COMPASS

Property Features

Main House - +-3800 SF 3 Bedrooms 3.5 Baths w/ Oversized 3 Car Garage with extra storage and works shop areas and utility sink. Open floor plan all bedrooms have ensuite baths. 2 Living Rooms, 1 Study, Wine room and living and dining areas are open to the kitchen.

Garage Apartment- 1 Bedroom 1 Bath w/ 2 living areas and kitchenette. Separate entrance or access through the garage.

- 2 x 6 wood framing and steel framing
- Standing seam metal roof
- 400-amp electric service and upgraded water line size
- Plumbed and stubbed for future additional guest house, rainwater collection and solar.
- 100% spray foam insulation
- Large, floored attic for tons of storage doesn't get above 80 degrees in the summer.
- Color concrete driveways.
- Very private lot sides and backs greenbelt , seasonal creek and Rainbow Ranch
- Crestron AV Rack in Side Attic for whole house sound and TV audio feeds. Note, Crestron needs upgrading at this time. Extensive prewire for internet, cable and more through out the home to allow easy upgrades in the future
- AV to all rooms
- High end speakers throughout the house and the apartment
- Security system
- Multiple internet access points/repeaters throughout the house for Wi-Fi access
- Surround TV sound in the Study and Media rooms.
- Cat 5 wires to all rooms
- All eves wired for camera / lights
- 2 Custom built fireplaces with Lueders stone hearths
- Garden Stone beds with very cool fossils.
- Lueders stone window ledges
- Reclaimed wood in the wine room, mantel above the living room fireplace and half bath
- 22' cathedral ceiling in the living room with LED lights in the beams
- Wine room with a barreled ceiling designed for future separate cooling system. Includes built in Thermador wine fridge, wine cabinets w lighted glass interiors and under cabinet lights.
- Faux painted groined ceiling leading to primary suite and wine room with matching sconces.
- Automated blinds in the primary suite and guest apartment. Hunter Douglas blinds throughout

Stacy Bass, Broker

512.413.7893

Stacy.Bass@Compass.com



RIVERS & OAKS
— REALTY GROUP —

- Wood clad JELD-WEN windows and doors
- Custom cabinets and closets throughout
- Main kitchen features additional “dirty kitchen” and a large walk-in pantry.
 - Thermador built in refrigerator and freezer w large size ice
 - Scotsman ‘sonic ice” sized ice maker
 - Thermador commercial grade gas range w custom vent hood
 - 2 Dishwashers
 - 2 Thermador Double Convection Ovens
 - Wolf steam/convection oven
 - 2 sinks – one is a Franke and the other is a Kohler
 - Microwave drawer in the island.
 - Custom made tile on the back wall behind the vent hood.
 - All outlets are recessed and with a touch pop out from the wall.
 - Touchless faucets in the kitchen and dirty kitchen
- Toto toilet and Toto bidet in the primary suite
- 10” base moldings throughout the main house
- Exterior dog wash area with hot and cold spray faucet
- Ipe wood deck and 8-person spa surrounded by down lighted Gabion Walls.
- Large, covered epoxy coated patio w custom fireplace, wood ceiling, speakers and tv
- Side epoxy coated BBQ patio with extra-large Green Egg
- 3 car oversized garage bays w single large opening doors
 - Granite counter and stainless-steel sink
 - Workshop and large storage areas
 - Electric Car charging plug and other dedicated outlets
- 2 Hybrid heat pump water heaters
- Whole house water softener/filter system
- Large utility room with farmhouse sink
- 4 separately zoned Carrier high seer ac systems
- Exterior automated landscape lighting
- Full multi zone sprinkler systems
- Upgraded large capacity gutters for future rainwater collection.
- Guest apartment
 - Separate entrance
 - Acacia wood floors
 - Kitchenette with induction cook top.
 - Automatic blinds
 - Speakers
 - Large built in quartz countered desk area