

# Property Highlights

15717 DE FORTUNA DR. | BEE CAVE, TX 78738

## GENERAL

- Monterey luxury floorplan on 80 ft / .24 acre lot in Bella Colinas
- 4,314 sq. ft. of thoughtfully designed living space
- 4 bedrooms (primary on main) + 3.5 baths
- Dedicated study on the main level with tray ceiling, closet & glass French doors
- Media room and upstairs flex space with projector + screen
  - Epson 4k projector 5040UB - (retail \$3k), current bulb from 2022
- 3-car tandem garage – air-controlled with mini-split, EV plug, and mounted storage
- Custom Golf Simulator
  - 2023 - Bushnell launch pro sensor: \$2500 (negotiable), Optoma UHD35STx Projector: \$1500, retractable screens from GungHo Golf: \$5k, Gaming PC that runs it all
- Large covered patio + expansive upper-level deck
- Pebble-finish saltwater pool with three waterfalls and an extended walk-in entry with new skimmer & vacuum (both convey)
- Two HVAC systems - one replaced 2023
- Full gutters
- Window curtains and TV mounts convey
- Neutral Sherwin-Williams "Egret White" - brand new whole home interior paint - Jan 2026

## INTERIOR

- Wide entry foyer with wrought iron & wood staircase
- High ceilings in main & tray ceilings and double crown molding in key rooms
- Gas-burning fireplace in living room
- Powder bath down with dark blue accent paint
- Built-in wood cabinet family drop zone / mud area off the garage
- Massive laundry room with extra refrigerator, cabinets, counters, and storage
- Tech-enhanced family command screen for calendar and organization in the laundry room

## OPEN-CONCEPT KITCHEN & LIVING AREA

- Oversized arched eat-up island
- Three KitchenAid ovens:
  - Professional-grade KitchenAid double oven & 6-burner gas range + griddle
  - Separate built-in oven plus convection microwave/oven
- Upgraded single-basin obsidian sink with RO system and pull-down faucet
- Frigidaire refrigerator (1 year) and dishwasher (1 year)
- Ample counters & a large walk-in pantry
- Entertainers wet bar with wine fridge and built-in cabinets
- Abundant natural light from large operable windows throughout the living + kitchen

# Property Highlights Cont.

## PRIMARY SUITE - MAIN LEVEL

- Tray ceiling, double crown molding
- Garden soaking tub and dramatic 3 vertical windows
- Oversized walk-in shower with river pebble floor
- Fully custom closet with organizer, detailed ladders, drawers, and additional pull-downs
- Hanging pendant lights over the dual vanities

## UPPER LEVEL

- Wood and iron banisters
- Flex space overlooking living & entry area
- Media room with projector, screen, speakers, and added storage
- 3 secondary bedrooms, each with walk-in closets
- Jack & Jill bath with private vanities & travertine tile inset tub/shower
- Additional full bath for guests & 3rd bedroom

## EXTERIOR & POOL

- Salt water pool
- Stand-alone therapeutic jacuzzi
- Upgraded pool vacuum and skimmer - Polaris 9550 Sport Robotic Pool Cleaner with Remote and Caddy. Price \$1,200. Purchased 3/19/2023 from Leslie's Pool
- High-ceiling tongue-and-groove patio ceilings (front and back)
- Covered patio with tile floors and multiple patio spaces
- Expansive upper-level deck overlooking pool and moonlit evenings
- Golf simulator setup in garage – padded flooring, projector, and lighting
- Added outlets for workshop or game room flexibility
- Bistro lighting, river rock detailing, privacy wax myrtles, and wrought iron fencing perimeter of property
- Pool deck with extended walk-in entry and long seating benches

## UPGRADES & MAINTENANCE

- Golf simulator package with lighting and projector
- Air-controlled garage with HVAC mini-split (2023)
- EV charging plug and added workshop outlets
- New paint, carpet, refrigerator, dishwasher, and pool equipment
- Upgraded RO system, sink, faucets, and lighting fixtures
- Tray ceilings, double crown molding, and detailed millwork
- Pebble pool finish, enhanced vacuum/skimmer, and waterfall features
- Extensive AV & wiring in Media room
- Organized primary closet system with custom-built-ins