

Property Highlights

5524 LA CANADA WAY | BEE CAVE, TX 78738

EXTERIOR AND LOT

- Prime cul-de-sac location in one of the best spots in the neighborhood
- Hill Country views
- Large backyard with established landscaping
- Screened-in back patio with tiled flooring and designer outdoor ceiling fan
- Extended flagstone patio ideal for grilling and entertaining with gas bib
- Landscape lighting
- Flood lights
- Magnolia and fig trees with drip irrigation
- Full gutter system
- Recently re-stained fencing
- Stucco exterior
- Roof approximately 8 years old

MAIN LEVEL

- Primary bedroom on main with oversized bay window
- Closets by Design custom cabinetry in primary closet (\$4,500)
- Modern black accent paint on walls to add depth and sophistication
- Primary bathroom with separate walk-in shower featuring rain head & handheld wand
- Primary bathroom with all-tile bathtub surround
- Dedicated office/study on main
- Luxury vinyl plank (LVP) flooring throughout main living areas
- 3" wood shutters throughout
- Ceiling fans throughout
- Half bath

KITCHEN & LIVING AREA

- Bright, open-concept kitchen
- 4-burner gas range with exterior exhaust vent hood
- Built-in single oven and microwave
- Large kitchen sink with pull-down faucet
- Energy-efficient UV window film on main living room windows
- Front and back storm doors for added efficiency and airflow

Property Highlights Cont.

UPSTAIRS

- Carpets professionally steam cleaned
- Wrought iron staircase railing
- Media room / flex space with beautiful Hill Country views
- Bedrooms with carpet
- Wood shutters
- Guest bath with large countertop
- Second bath with dual vanity and large linen closet
- Additional large linen storage closet

LAUNDRY, STORAGE & GARAGE

- Custom laundry room folding countertop
- Dedicated storage closet
- Mud drop / drop zone off garage entry
- 2-car garage with approximately \$1,500 in added storage and bike rack systems
- Epoxy floors
- Negotiable refrigerator, freezer, washer, and dryer

SMART & ENERGY FEATURES

- Smart doorbell
- Keyless entry
- Smart alarm system
- Smart thermostat / dual thermostat
- Additional electrical in backyard and outdoor lighting

MISC. NOTES

- Approximately \$50k in combined upgrades by current and previous owners
- Recently completed full make-ready including professional cleaning, carpet steam cleaning, minor repairs, & power washing.