

# A Letter from the Sellers

COMPASS



## 825 Mediterranean Drive | A Letter from the Sellers

When we first walked into this home, we knew it had the perfect mix of comfort, practicality, and community. Over the years, we've poured love and thoughtful upgrades into every corner so it feels like a lifestyle. We've been the sole owners since it was built by Pacesetter and our love for it shows, as we took pride in caring for every aspect of our beautiful home that could be yours.

We added epoxy flooring in the garage, custom steel storage cabinets, overhead garage storage, and built-in attic shelving so there's a place for everything. A new smart garage door opener (installed August 2024) makes life easier, while automatic dimmable smart lights throughout the house, along with modern updated light fixtures and fans inside and out, give the home a warm, contemporary feel. We added wood slat paneling in one of the bedrooms for character and acoustics and custom closet shelving in another bedroom for a "grow with me" children's closet.

Our family loves being outside, as our property backs up to a beautiful, lush greenbelt with mature trees. We placed a shed on a concrete foundation for extra storage or concealing trash bins. If you would like to add a pool, extended outdoor living, storage, or casita outside, there is plenty of room. We added a garden filled with raspberry, lemon, blueberry, avocado, basil, mint, pineapple, and more! Two compost boxes and custom-built irrigation with a shade cover keep the garden verdant and thriving. From the expansive covered porch, you can unwind with a greenbelt view that's perfect for peaceful mornings or evening drinks.

If you like to cook, this kitchen was made for you! The gas stove, giant island, custom walk-in pantry with new shelving (installed January 2025), and spice drawer make cooking effortless. In 2023, we repainted the cabinets and added handles and recessed lighting. New sconces hang over the island and can be dimmed for mood or dramatic effect to wow and entertain guests. Also lending to presentation are the custom Pottery Barn shelves in the formal dining to display your unique decor or photos.

This home lends your family security and safety. There is an alarm system, door camera and chimes, and impact resistant shingles. When we welcomed our first child, we installed ethernet and security cameras for additional protection. Custom window blinds on all the windows throughout the house add comfort and privacy. And if you want to reduce your carbon footprint, there are solar panels and 240v outlet in garage for a smart car or battery.

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Beyond the house itself, the location is unbeatable! We're walking distance to Rouse High School and Knox Wiley Middle School - both highly rated. If you have a preschooler, there are three excellent daycares nearby. With the new city improvements along Raider Way and E. Woodview Drive, entering and exiting the neighborhood is easy, even at busy times. Our streets are safe and walkable in and around our community.

We've loved having Lakewood Park just across the Crystal Falls Parkway with access to volleyball courts, a playground and splash pad, three dog parks, kayaking and fishing amenities, and running and bike trails just minutes away. For tennis fans, Rouse HS allows community members to use their courts. Our own community has a pavilion with walking trails, and it's full of friendly, caring neighbors who leave water and snacks out for each other when the days are hot. You'll find kids playing outside, people who look out for one another, yoga sessions in garages, and impromptu neighborhood get togethers. Our HOA board and the president, Anita, keeps everything organized and responsive in Marbella.

Even with convenient access to 183, the home feels peaceful and quiet. Marbella is close to everything - groceries, great restaurants, specialty stores, dumplings, fresh naan, hardware stores, gas, pharmacies, and biking/walking trails - all within a 15-minute drive. The HEB center will be your go-to place for entertainment and sports events, and the Crossover is a loved outdoor venue with pickleball courts, food, drinks and outdoor games. Trader Joe's is also coming soon!

This home has been a wonderful place for our family, offering privacy, convenience, and a welcoming community. Whether you're looking for a modern, move-in-ready home, a place to raise a family, or simply a quiet retreat with easy access to Cedar Park and Austin, we believe you'll love 825 Mediterranean Drive as much as we have!