

A Buyer's Guide To ***1604 Adriane Drive,*** ***Austin, TX 78721***

- Home Features List & Updates
- Buyer Showing & Offer Guidelines
- Property Profile by Texas National Title

LACEY WISEMAN
Realtor

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HOME FEATURES

COMMUNITY, LOT & EXTERIOR HOME FEATURES:

- Central East Austin walkable to Mueller
- Walkable to Givens Park and the fully renovated public pool & community spaces
- Corner lot; Zoned SF-3-NP
- Almost a quarter acre
- Vintage designer-style blue front door
- Saltillo tile front entrance matching the carving on the original front door
- Yardzen Design and Best of Texas Landscaping
- Front courtyard blooms with roses in the spring
- Brother's Fence installed fencing in the yard, a mixed style masonry/cedar (2021)
- (2) Retaining walls with breezeway blocking
- Modern, metal gateways
- Multiple patio zones
- Gravel installed for curb appeal
- Carved out and graveled a space at the top of the hill for potential RV parking, storage shed, playhouse or ADU complete with additional double gates on JJ Seabrook
- Established native landscaping
- Drought tolerant plants & trees (olive, fig, cherry laurel, crepe myrtle)
Full irrigation
- Partial brick masonry exterior of home
- Stain cedar accent siding around windows (2021)
- Handblown pendant light over the front door
- Large Mature oak trees
- Bistro lights for added ambiance
- Main sewer line replaced
- Functional and conveyable Hot tub w/ cover (2021)

INSIDE THE HOME:

- Renewal by Andersen energy efficient windows, including large portrait window in the main living (2021)
- Blue Sky Designed a screened-in back porch with cedar and Brazilian Ipe flooring (2021) & routed for electrical with an outlet
- Andersen Renewal sliding doors at porch and installed French doors in primary (2022)
- Flooring replaced throughout with bamboo or LVT in 2020
- Rebuilt brick wood-burning fireplace by a mason (2021)
- Updated, vintage lighting pendant at entry

- Remodeled kitchen with new cabinetry, dishwasher, stainless steel vent hood and eat-in breakfast bar
- Backsplash complete with Mexican clay tile from Clay Imports
- Gas cooking stove
- Dining space with accented wall and fitted bench seating (can convey)
- Additional laundry room remodel with tons of built-in functional cabinets, butcherblock countertops, covering the existing slab with bamboo floors, and an oversized metal utility sink
- Garage conversion for additional living room space
- Washer/Dryer (2022)
- Primary bathroom renovated adding dual sink vanity, cabinetry and retiled bathroom shower (2017)
- Penny tile floors in bathrooms
- 1920s Vintage Sink in 2nd full bath
- Installed plumbing for outdoor shower
- Low-flow toilets in bathrooms
- Ceiling fans in bedrooms
- New vanity in primary bath, textured tile in the shower

STRUCTURAL & MECHANICAL COMPONENTS:

- Composite roof replaced in 2024
- Foundation replacement with a transferable warranty in 2025
- New HVAC installed and Halo LED UV light filtration in hall closet
- Honeywell thermostats
- Water Heater located in the utility room
- Dishwasher
- Refrigerator (negotiable)
- Washer/Dryer (negotiable)
- Renewal by Anderson windows, patio door, and French doors
- Rainbird irrigation system
- Hot Tub and cover on concrete pad with potential completing outdoor plumbed shower (\$7,000 value)

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BUYER SHOWINGS & OFFER DETAILS

Please email offer to LaceyDWiseman@gmail.com & follow up with a text to confirm was received, Lacey's Cell (512) 423-3681

CONTRACT DETAILS

- Key Offer Considerations & Notes:
 - 1) Please include all docs from MLS with signed offer
 - 2) If Financing - provide Pre-Qual letter & direct Lender contact
 - 3) If Cash - provide valid proof of funds

- Please Include With Your Offer:
 - A mortgage approval letter on lender letterhead with lender's contact information
 - For cash offer, please include valid proof of funds
 - Seller(s): Jonathan Grover
 - Buyer(s): Please include your buyer emails/phone numbers under Notices
 - Broker Info: Avaral Austin Real Estate Lic: 550909
 - Avaral Office Info: 7710 N FM 620 Bldg 13-D Austin, TX 78726 |
Phone: 512-610-5000
 - Agent Info: Lacey Wiseman | LICENSE #712389 | 512-423-3681 |
LaceyDWiseman@gmail.com

- We Have Opened Title With:
 - Title Company: Texas National Title
 - Title Agent Name: Ashley Colgan
 - Address: 3600B N. Capital of Texas Hwy, Suite 110 Austin, TX 78746
 - Phone: 512-381-9910
 - Email: TeamColgan@TexasNationalTitle.com

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PROPERTY PROFILE

To view property specific information, use your smartphone camera to scan the QR code for mobile access or click any of the sections linked below.



SCAN HERE

PROPERTY ADDRESS:

1604 Adriane Drive, Austin, TX 78721

GOOGLE MAP



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